



**City of Seattle**  
**Seattle Planning Commission**

Leslie Miller, Chair  
Barbara Wilson, Executive Director

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

**COMMISSIONERS IN ATTENDANCE**

Chair – Leslie Miller, Vice-Chair David Cutler, Kadie Bell, Catherine Benotto, Josh Brower, Mark Johnson, Martin Kaplan, Bradley Khouri, Kay Knapton, Amalia Leighton, Kevin McDonald, Sarah Snider\*

**COMMISSIONERS ABSENT**

Colie Hough-Beck, Jeanne Krikawa, Chris Persons, Matt Roewe

**COMMISSION STAFF**

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

**GUESTS**

Tracy Morgenstern, Christie Baumel, OSE; Tom Hauger, Patrice Carroll, DPD;

\*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**

Chair Leslie Miller called the meeting to attention at 3:04 pm.

- **Approve: October 13, 2011 Meeting Minutes**

**ACTION:** Commissioner Kay Knapton made a motion to approve the October 13, 2011 minutes. Commissioner Kevin McDonald seconded the motion. The minutes were approved unanimously.

- **Chair's Report**

- Chair Leslie Miller

Chair Leslie Miller called attention to the upcoming commission meetings.

Executive Director Wilson gave an overview of the next LUT meeting, which is a joint meeting with OSE focusing on the Climate Action Plan. Ms. Wilson also explained changes in the Comprehensive Plan update process, which has been an extended timeline. She noted that the citywide transit communities policy could help shape the growth management strategy. Ms. Wilson discussed the [Housing Seattle](#) (pdf) release event with Commissioners; all agreed that Friday, December 9 from 12:00-1:30 would be a good time and that GGLO's office would be a good location.

- **Briefing: Climate Action Plan**

- Tracy Morgenstern, Christie Baumel, OSE

Chair Miller called for any disclosures or recusals.

Disclosures: - Commissioner David Cutler disclosed that his firm, GGLO, is providing the Office of Sustainability and the Environment with visualization services for the Climate Action Plan and that his firm designs projects throughout the city that may be impacted by the Climate Action Plan.

Chair Miller welcomed Tracy and Christie.

Ms. Morgenstern and Ms. Baumel gave a power point presentation. This presentation can be accessed via: <http://www.seattle.gov/planningcommission/docs/spc111011logo.pptx>

Commissioner Brower asked if OSE was planning any early implementation projects. Ms. Baumel explained that they are working on developing projects but hope to get more ideas from Commissioners and others. Commissioner Brower asked if OSE was looking into creating a waste energy plant within the city limits, given that solid waste is one of the three major generators of greenhouse gas emissions. Ms. Baumel replied that there has not been much support for such a facility and noted that it would lock the city into relying on trash to generate energy.

Commissioner Khouri noted that existing buildings are a significant problem and that while incentivizing renovations that reduce energy consumption are nice, they are not enough because energy is still relatively cheap in the Pacific Northwest. He also noted that solar power is not really an option here, other than for heating water. He said that while it is easier to have lower energy consumption in newer buildings, it is still hard to get people to understand the costs and benefits.

Commissioner Kaplan said that his family really appreciates the information provided by Seattle City Light because it encourages them to use less energy. He suggested that OSE should appeal to people's sense of responsibility and perhaps add information and suggestions about what people can do to reduce energy consumption.

Vice Chair Cutler suggested that perhaps buildings should have energy disclosures sort of like we now have nutrition labels on packaged food. Ms. Baumel said that while there are currently some legal barriers, there might be an opportunity to build on the energy disclosure ordinance. Mr. Cutler suggested that expanding the

use of sub-metering and metering every month, rather than every other month, could help households better understand their consumption. Ms. Baumel added that smart metering could also help.

Commissioner Benotto noted that existing single-family homes make up most of the residential buildings in Seattle and each unit has four exterior walls and roof that are sources of heat loss. She added that energy saving information and products need to be available to the do-it yourself-er and they are often difficult to find. Commissioner Benotto suggested that perhaps the major hardware stores could be partners in the CAP. Ms. Baumel agreed, noting that she had a hard time finding a low-flow showerhead.

Commissioner Kadie Bell asked if OSE has looked at New York City's active design guidelines.

Ms. Wilson noted that while there might be many opportunities to reduce energy consumption in older buildings and that it is quite expensive.

Commissioner Khouri noted that the biggest energy draw in our region is for heat. He said that while the new energy code is an improvement, it also makes construction more expensive. As an example, he explained that triple-glazed windows are twice as expensive.

Commissioner Johnson said that the increased use of electronics, such as having two monitors at one desk, also really increases energy consumption. He suggested that people need to better understand how their choices affect the environment.

Commissioner Leighton said that measuring energy consumption and making it easier for people to access that data would be helpful. She suggested that priority permitting might be a way to promote energy efficiency.

Commissioner Snider suggested that when the FAR bonus for LEED Silver buildings expires in 2012, perhaps it could be replaced with a living building bonus. Commissioner Benotto added that perhaps when the LEED program is used for the bonus, the City should require additional energy performance, which are currently optional credits.

Commissioner Khouri suggested that there should be incentives to get buildings to zero net energy consumption and said the Bullet Foundation provides a good example. He said that banks that fund construction are the biggest barrier.

Commissioner Kaplan suggested that perhaps more information could be provided on utility bills. He said that his family has fun trying to reduce their energy consumption each month.

Ms. Morgenstern asked what would be effective measures of success?

Commissioner Brower said that setting measurable goals that could be reported on over time would be helpful.

Commissioner Knapton noted that the utility bills no longer show a full year of energy consumption. She also suggested that perhaps small windmills or other energy generating equipment should be allowed on some rooftops, which might require change to the land use code.

Chair Miller said that one of the biggest barriers to getting people to drive less is taking kids to school and other activities.

Commissioner Leighton said that good resources can be hard to find and that it would be valuable to pool educational resources in one location, perhaps in partnership with local business districts.

Commissioner Kaplan agreed with Commissioner Leighton. He said that the city could capitalize on the 'eat local' movement. He also advocated for a higher gas tax.

Commissioner Cutler said that it can be hard to measure externalities and that the building disclosure requirements are a good start because it provides a measurable baseline. He suggested that perhaps a campaign on buses would help raise awareness and that perhaps businesses should have to disclose greenhouse gas emissions.

Commissioner Brower noted that often, healthier items are more expensive. He said for it to be effective, it has to be easy and affordable, such as mailing low-flow showerheads out to households.

Commissioner Leighton noted that the changes in bus service for Seattle Public Schools was not anticipated in the Pedestrian Master Plan.

Commissioner Johnson said there really needs to be a paradigm shift. He noted that many people feel entitled to parking and suggested that the City should start taxing parking spaces. He said it is just too easy for people to drive. Commissioner Brower said that there is a \$62 monthly tax on parking in his building.

Commissioner Bell suggested expanding the EnviroStars program, establishing graduated energy rates, and eliminating RPZs.

Commissioner McDonald suggested establishing long-term global goals that also have a personal element so that people understand common-sense ways they can save money.

Commissioner Snider noted that Copenhagen has been eliminating one-percent of parking stalls each year.

Commissioner Benotto said that transit service has to be faster and more reliable if people are going to choose it instead of driving. She also added, related to the energy discussion, that the federal government has an important role to play in expanding the Energy Star Program, particularly as many appliances and other items are not currently regulated.

- **Briefing: Annual Comp Plan Amendments**
  - Tom Hauger, Patrice Carroll, DPD

Chair Miller called for any disclosures or 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 Catherine Benotto disclosed that her firm, Weber Thompson, works on projects throughout the city of Seattle.

- 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.
- Commissioner Mark Johnson, disclosed that his firm, ESA, has the Port of Seattle and Sound Transit as clients.
- Commissioner Josh Brower disclosed that his firm, Veris Law Group PLLC, represents single and multi family developers throughout the city of Seattle.
- Commissioner David Cutler disclosed that his firm, GGLO, designs projects and advises clients that may be impacted by amendments to the Comprehensive Plan. GGLO is also working with the Roosevelt Development Group on a project within the Roosevelt Urban Village boundary; however, this project is not within the boundary of the proposed changes to the Future Land Use Map in items E and M.
- Commissioner Amalia Leighton disclosed that her firm, SvR Design Company, works on both public and private projects throughout the city and that she represented the Commission on the 2007/2008 Emerald City Task Force which made recommendations tree canopy policy and regulations.
- Commissioner Martin Kaplan disclosed that his firm, MHK Architects, works on projects throughout the city.

Chair Miller welcomed Tom and Patrice.

Patrice walked through DPD's Director's Report for the [2011 amendments](#).

Commissioner Johnson suggested that a per-capita emission reduction goal is the sort of thing that would make sense to include in the Comp Plan because it would provide direction to the Climate Action Plan. He said that they are struggling with how to define success. Mr. Hauger said that so far, OSE's work has shown that it is technically feasible to meet these goals, but that we really need to have a better understanding of how to actually make it happen. Ms. Carroll added that the Climate Action Plan is trying to set measurable, realistic goals. Commissioner Johnson suggested that perhaps the existing policy should be made more ambitious. Mr. Hauger added that the City does not want to include goals that no one knows how to measure.

Commissioner Leighton said that the recommendation about (G) minimize damage from heavy vehicles is different from the original proposal. Ms. Carroll explained that DPD worked with SDOT to revise the language so that it provides flexibility in how they can respond to the issue. Commissioner Brower said that the Council has voted against this for the past four years and noted that the current language could be used to undermine other Comp Plan goals. He said it should be an engineering solution, not a policy one. Commissioner Kaplan asked if Metro should pay for the damage. Commissioner Brower suggested that they use different buses. Mr. Hauger noted that other vehicles, such as garbage and recycling trucks, are also very heavy. Chair Miller asked if the original applicant has been consulted about the change in language. Ms. Carroll said that he has not. She reiterated that SDOT has weighed in on the language. Mr. Hauger added that Council directed DPD to evaluate this proposed amendment and suggested that they might adopt the original language if DPD had not proposed an alternative. Commissioner Cutler suggested that the current policy T8 is actually more proactive than what is being proposed. Mr. Hauger said that the proposed language is broader and can accommodate more strategies. Commissioner Cutler suggested that it could be used to undermine other goals. Ms. Carroll said that SDOT prefers the proposed language over the original policy. Commissioner Kaplan suggested the proposed amendment could be interpreted as restricting vehicles rather than encouraging roads that are designed to accommodate heavy vehicles. Ms. Carroll explained that SDOT is interested in having influence over the type of vehicles that are allowed on Seattle's streets and said that the proposed language gives them more leeway with regard to procurement standards.

**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

Chair Miller adjourned the meeting at 5:36 pm.