



City of Seattle Seattle Planning Commission

David Cutler, Chair
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION OCTOBER 24, 2013 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

David Cutler, Catherine Benotto, Luis Borrero, Josh Brower, Keely Brown, Grace Kim, Jeanne Krikawa, Amalia Leighton, Kevin McDonald, Tim Parham, Marj Press

COMMISSIONERS ABSENT

Colie Hough-Beck, Bradley Khouri, Matt Roewe, Morgan Shook, Maggie Wykowski

COMMISSION STAFF

Jessica Brand - Policy Analyst, Diana Canzoneri-Senior Analyst, Shawn Friang, Intern, Robin Magonegil – Administrative Staff

GUESTS

Matt Anderson, Heartland Consulting; Gary Johnson, DPD;

IN ATTENDANCE

Martha Lester, Michael James, Geoff Wentlandt

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

Co-Chair David Cutler called the meeting to order at 7:30 am.

▪ **Approve September 26, 2013 Minutes**

ACTION: Commissioner Kevin McDonald moved to approve the September 26, 2013 meeting minutes. Commissioner David Cutler seconded. The minutes were approved with Commissioner Marj Press abstaining.

▪ **Chair's Report**

- Co-Chair David Cutler

Co-Chair Cutler gave a brief update on the Commission's upcoming meetings, on today's Full Commission agenda, and briefed the Full Commission on the Executive Director search.

▪ **Update: Northgate UDF**

- LUT Co-Chairs Jeanne Krikawa & Marj Press

Commissioner Krikawa gave a brief update on the Northgate UDF timeline and committee process noting that the Land Use and Transportation Committee will be providing a letter for Full Commission review at the November meeting and will be meeting with DPD staff in the interim to walk through some of the Commission concerns with the current draft of the document.

▪ **Update: Major Comprehensive Plan Update**

- Commission Co-Chair David Cutler

Co-Chair Cutler gave an update on the Comprehensive Plan and the continuation of the Comprehensive Plan Task force noting that Tom Hauger will be joining the Comprehensive Plan Task Force for their next meeting.

▪ **Briefing & Discussion: Stadium Overlay**

- Matt Anderson, Heartland Consulting
- Gary Johnson, DPD

DISCLOSURES & RECUSALS:

- Commissioner David Cutler disclosed that the firm he works for, GGLO, works on projects throughout the City of Seattle and have contracts with Sound Transit that might be impacted.
- Commissioner Amalia Leighton disclosed that her employer, SvR Design Company, provides landscape architecture, civil engineering and planning services for both public and private projects in the City of Seattle that may be impacted.
- Commissioner Catherine Benotto disclosed that her employer, Weber Thompson, works on projects throughout the City of Seattle that might be impacted.
- Commissioner Tim Parham disclosed that his employer, Plymouth Housing Group, develops and operates affordable housing throughout the City of Seattle that might be impacted.
- Commissioner Luis Borrero disclosed that his firm, DRiVE, works on projects throughout the City of Seattle that might be impacted and that Heartland was a past client of DRiVE.

Commissioner Cutler welcomed Matt Anderson, Heartland, and Gary Johnson, DPD.

Mr. Anderson briefed the Commission on the economics of the WOSCA site and how Heartland conducted its analysis. He mentioned the following points regarding the analysis:

- Estimated market rate would be for land in 5 years given that would be the earliest the land would be available for sale;
- Proximity of space to link development and connection to downtown; and
- Types of development included hotel, residential, office
- Industrial is not economically viable on this site because of the small dimensions

The Commission had discussion regarding the noise level for development on this site and the clarification of current zoning as Industrial Commercial. The Commission shared their concerns with the housing proposal being out of place and too close to the Port operations and the tunnel entrance.

The Commissioners also raised concerns regarding tower shading on the Airport way public plaza and the impact to the pedestrian experience in regards to the parking being above ground.

Mr. Johnson outlined the upcoming timeline for the Commission noting that the Stadium District Advisory Committee has completed its work and the staff recommendations will be included in the Director's Report due December to the Council for this year's annual amendments to the Comprehensive Plan.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Co-Chair Cutler adjourned the meeting at 9:04 am.