



**City of Seattle  
Seattle Planning Commission**

Josh Brower, Chair  
Barbara Wilson, Executive Director

**SEATTLE PLANNING COMMISSION  
SEPTEMBER 9, 2010  
APPROVED MEETING MINUTES**

**COMMISSIONERS IN ATTENDANCE**

Chair – Josh Brower, Vice Chair – Leslie Miller, Catherine Benotto, Chris Fiori, Colie Hough-Beck, Mark Johnson, Martin Kaplan, Jeanne Krikawa, Amalia Leighton, Kevin McDonald, Radhika Nair, Christopher Persons, Matt Roewe

**COMMISSION STAFF**

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

**COMMISSIONERS ABSENT**

David Cutler, Kay Knapton, Amanda Sparr

**IN ATTENDANCE**

Marshall Foster, Nora Liu, Lyle Bicknell, DPD; Kadie Bell

*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**

Commission Chair Josh Brower called the meeting to order at 3:08 pm.

**COMMISSION BUSINESS**

- **Approve August 26, 2010 SPC Minutes**

**ACTION: Commissioner Leslie Miller moved to approve the August 26, 2010 minutes; Commissioner Kevin McDonald seconded the motion. The minutes were approved with Commissioners Kaplan, Brower, Krikawa and Nair abstaining.**

## ▪ **Chair's Report**

Chair Brower introduced the new Get Engaged Planning Commissioner, Kadie Bell. Ms. Bell gave a brief introduction to the Commission. She stated that she works with King County Public Health and is currently working on a project, via a CDC work grant, to integrate walking, biking and land use decisions to help reduce obesity rates. She has worked on neighborhood planning and studied urban planning and public administration at the University of Washington. Director Barbara Wilson noted that Kadie has not yet been confirmed but invited her to come join the Commission for its meeting. She also noted that outgoing Get Engaged Commissioner, Amanda Sparr will probably attend one more Commission meeting and that she will also continue to help with the Seattle Transit Communities report.

Commissioner Jeanne Krikawa asked a question about individuals approaching Commissioners. Director Wilson replied that individuals have, in the past, tried to lobby Commissioners directly and that the Commission's response is to encourage individuals to provide written comments to the Planning Commission staff. They are also welcome to attend meetings. Ms. Wilson added that it would be good to have a standard course of action for Commissioners who are approached by individuals so that the work of the Commission maintains transparency.

Chair Brower noted the upcoming meetings and events and called attention to the Commission's participation in the upcoming APA conference in Kennewick, Washington.

Director Wilson gave an update on several projects the Commission is currently working on: final recommendations about the South Downtown zoning changes would be submitted to Council by the end of September; the Seattle Transit Communities report is still underway; recommendations about the proposed tree regulations need to be submitted to DPD by the end of October; Ms. Canzoneri is making good progress on the Housing Affordability Trends Report. Ms. Wilson reminded the City Planning workplan was discussed and endorsed at the previous Commission meeting.

## **BRIEFINGS**

- **Briefing: City Planning updates**
  - Marshall Foster, DPD

Planning Director Marshall Foster updated the Commission on staffing issues related to the recent layoffs in City Planning. He noted that DPD has had to give notice to 37 employees in total – across all divisions of DPD, dealing primarily with reductions in fee based revenue; permit activity has fallen. Mr. Foster added that the cuts have gone very, very deep, especially on the operations and that they will be recalibrating their work plan.

Regarding the workplan, Mr. Foster noted that they have had initial conversations with the Mayor, Councilmember Sally Clark and COBE. Mr. Foster added that he was glad to have the Commission's support on the workplan.

Mr. Foster shared some good news regarding some grants that have been recently received. One is a grant from the King County Public Health/CDC for a healthy living assessment for two of the neighborhood plan updates.

Mr. Foster stated the another grant came from the State Department of Commerce and the Puget Sound Regional Council and will help cities plan for and encourages private investment in growing communities while protecting county forest, farm and watershed lands. He noted that it will be used for market analysis, subarea planning and TDR policies and regulations, and working towards an inter-local agreement with King County for South Lake Union and Northgate.

Mr. Foster stated that the final grant was a HUD community challenge grant. He noted that the focus of this grant would be affordable housing and equitable housing around transit and as part of the Sustainable Communities partnership between HUD, the EPA and DOT. He added that \$3M (not all for DPD) would essentially focus on equitable development in the Rainier Valley, including financing tools to help create long-term stability for local businesses and shared cultural centers.

Marshall Foster also reported on Council's recent adoption of Urban Agriculture Ordinance which will support the raising of chickens and farmers markets.

Mr. Foster also briefly reported on the Comprehensive Plan update, Center City, Greenwood Rezoning, Pike & Pine, and Yesler Terrace.

Chair Brower thanked Mr. Foster for his updates.

- **Briefing: Neighborhood Planning**
  - Nora Liu & Lyle Bicknell, DPD

**Disclosures and Recusals:**

- Commissioner Chris Fiori, disclosed that his firm, Heartland, may, at some future time, work on projects in those stations areas.
- Commissioner Colie Hough-Beck disclosed that she is on the College of Built Environments Professional Advisory Committee, at the University of Washington.
- Commission Jeanne Krikawa is a consultant on a team working on the north corridor high capacity and the Seattle Transit Plan.
- Vice Chair Miller disclosed that she is a voting member of the Southeast District Council, a steering committee member of the Othello Station Community Advisory Committee, represents ROSA on the South Precinct Advisory Committee and is a steering committee member of Othello Park Now. She added that she was one of the proponents of a Bridging the Gap application for improvements in Othello that was awarded money in next year's funding cycle.
- Chair Josh Brower disclosed that his firm, Tupper Mack Brower, represents clients to rezone property within neighborhood planning boundaries; he also disclosed that he was the co-chair of NPAC from December 2008 through August 2009.
- Commissioner Amalia Leighton disclosed that she was one of the Commission's representatives on NPAC and served as the co-chair of NPAC from August 2009 through January 2010.
- Commissioner Marty Kaplan disclosed that his firm, MHK, may work in these neighborhoods.
- Commissioner Chris Persons disclosed that his firm, Capitol Hill Housing, develops projects within neighborhood planning boundaries.
- Commissioner Kadie Bell disclosed that she represented Public Health - Seattle & King County on the Neighborhood Planning Inter-Departmental Team (IDT) and is currently the grant officer for a CPPW grant funded in DPD to implement elements of neighborhood planning in Southeast Seattle.
- Commissioner Mark Johnson disclosed that his firm, ESA Adolfsen, does consulting work on neighborhood planning and may in the future provide services to developers in these areas.

Nora Liu and Lyle Bicknell from DPD's neighborhood planning team reported on the three neighborhoods that are getting updates to their plans: Othello, North Rainier and North Beacon Hill. The updates and the action plans for those neighborhoods can be found at:

[http://www.seattle.gov/dpd/Planning/Neighborhood\\_Planning/overview/default.asp](http://www.seattle.gov/dpd/Planning/Neighborhood_Planning/overview/default.asp)

Ms. Liu indicated that they are shifting from the planning phase to the implementation phase and are working to create a long-term action plan that could be updated every two years as part of the City's budget process. She explained that the action plan would be a shared work plan based on the priorities expressed at town hall meetings in the three neighborhoods. Ms. Liu noted that the meetings were well attended and seemed to reflect the diversity of people who live in the neighborhoods. She explained that in developing the action plan, community members have signed up to be local contacts for City staff to work with when developing projects in the neighborhood. Ms. Liu said that Council is expected to approve the plans in mid-September.

Ms. Liu expressed support for Councilmember O'Brien's recent decision not to revisit the North Beacon Hill neighborhood plan as part of the annual Comprehensive Plan amendments and instead move forward with DPD's proposal with only minor inclusions from the alternative plan that was proposed by a long-time resident. Chair Brower mentioned the Commission's extensive work with NPAC and the neighborhood planning update process during the past year. He also stated that as stewards of the Comprehensive Plan, the Commission recommended against moving the alternative neighborhood plan forward in part because it would create a secondary planning process and undermine the legitimacy of the of the City's planning processes.

Mr. Bicknell explained that implementation would focus in part on creating urban design frameworks with four key objectives:

1. Prepare a coordinated road map of integrated land use and transportation changes.
2. Establish community action teams.
3. Develop innovative land use and transportation proposals.
4. Create a task list that would include a pedestrian connections analysis, open space planning and accompany any land use proposal.

Commissioner Leighton asked if the urban design frameworks would be adopted into the Comprehensive Plan. Ms. Liu indicated that they would not be formally adopted into the Plan but noted that they would still be official documents.

Mr. Bicknell indicated that communities have expressed a strong interest in placemaking – creating vibrant, walkable neighborhoods and commented on some of the differences among Seattle's neighborhoods. Ms. Liu explained that transforming auto-oriented areas into lively communities is a key focus of the urban design frameworks. Mr. Bicknell added that preserving the unique and culturally diverse elements of these neighborhoods is also crucial.

Ms. Liu noted that the City recently received a healthy living assessment grant, which integrates public health and urban design to create healthy communities and would develop a tool that would measure elements such as walkability, access to healthy food, and social equity. She noted that the tool would be translated into multiple languages.

Commissioner Fiori asked about the number of residential units that would be created as part of the station area plan. Mr. Bicknell explained that they do not want to create more capacity than could realistically be

absorbed within the next twenty years. He noted that almost all of the new development that has occurred in Southeast has been subsidized. Commissioner Fiori cautioned that over time, the value of single family land so close to the light rail stations could become so valuable that it would be very difficult to redevelop it to higher densities. He suggested that the City should explore options to indicate that future rezones of single family land would be among the long-term planning goals. Ms. Liu indicated that Council President Conlin has suggested he would support such a plan.

Vice Chair Miller asked about how the Police Department and Seattle Public Schools have been engaged in the planning process. Ms. Liu replied that the Police Department is part of the interdepartmental team and that she has been working directly with the Southeast precinct but that the City has not been doing significant work with either the district or individual schools.

Commissioners Johnson and Kaplan expressed concerns that incentive zoning programs might actually discourage investment and suggested that affordable housing might not be the most important need for these communities, for example, better sidewalks might be a higher priority in some locations. Commissioner Kaplan also noted that increasing the density of these neighborhoods is very important.

#### **PUBLIC COMMENT**

No public comment.

#### **ADJOURNMENT**

Chair Brower adjourned the meeting at 5:12 pm.