



**City of Seattle
Seattle Planning Commission**

Josh Brower, Chair
Barbara Wilson, Executive Director

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

COMMISSIONERS IN ATTENDANCE

Chair – Josh Brower, Vice Chair – Leslie Miller, Kadie Bell, Catherine Benotto, David Cutler, Colie Hough-Beck, Mark Johnson, Martin Kaplan, Bradley Khouri, Kay Knapton, Jeanne Krikawa, Amalia Leighton, Radhika Nair, Matt Roewe

COMMISSION STAFF

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

COMMISSIONERS ABSENT

Kevin McDonald, Christopher Persons

GUESTS

Marshall Foster, Tom Hauger, DPD; Tony Mazzella, Jennifer Wieland, SDOT

IN ATTENDANCE

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 Brower called the meeting to order at 3:06 pm.

COMMISSION BUSINESS

- **Approve: September 23 & October 14, 2010 Meeting Minutes**

ACTION: Commissioner Kay Knapton moved to approve the September 23, 2010 and October 14, 2010 minutes; Commissioner Colie Hough Beck seconded the motion. The minutes were approved unanimously.

▪ **Chair's Report**

Chair Brower gave a brief report on the November 16, 2010 Seattle Transit Communities report release event at Pyramid Alehouse. He noted that the event was very successful with around 125 attendees and welcoming comments were given by Councilmembers Tim Rasmussen, Sally Clark, Mike O'Brien and Sally Bagshaw. He added that there were representatives from the Mayor's office, SDOT, DPD, Office of Housing, Office of Sustainability and Environment, Council Central Staff, King County Executive's office, King County Council, King County TOD, WSDOT, Sound Transit, PSRC, University of Washington, Transportation Choices Coalition, Seattle Transit Blog, Futurewise, Great City, Sightline, folks from Neighborhood Councils, the Affordable Housing Community, and many more!

Chair Brower called attention to the upcoming meetings which are noted on the back of the agenda.

COMMISSION BUSINESS

▪ **Director's Report: City Planning updates** – **Marshall Foster, DPD**

Marshall Foster gave some quick updates on a couple different topics including the Comprehensive Plan Update and the next steps for the Seattle Transit Communities report. He noted that the changes to the Multifamily code had been approved by COBE. Mr. Foster added that the Full Council would review the legislation on Monday and that changes to the code would likely go into effect in early 2011.

Mr. Foster noted that the [West Seattle Triangle](#) street design and the land use concepts will continue to be developed in January. He added that much of the area is zoned C1 (auto-oriented retail) but could benefit from being rezoned to NC (pedestrian-oriented retail). Mr. Foster explained that the project team would like to take full advantage of [the Metro RapidRide](#) route that is scheduled to begin service in 2012. He added that Susan McLain is doing a phenomenal job as project manager.

Mr. Foster mentioned that DPD is doing an urban design framework around the [Capitol Hill light rail station](#) that will guide any future zoning or regulatory changes.

Mr. Foster reported on the [South Lake Union](#) Urban Design Framework that should be completed by the end of the month. He noted that the team will present at full Council sometime in mid-January and that the draft EIS should be completed in early February.

Mr. Foster noted that the [Northgate urban design framework](#) was completed after 18 months and that DPD is working closely with King County Metro to create a catalyst transit oriented development (TOD) investment strategy around the light rail station, which is funded in part through a sustainable communities grant. He noted that there are several projects that could move forward if rezones are approved; DPD is starting to evaluate which rezone process would be most appropriate. Mr. Foster reported that the market for workforce rental housing is picking up around the mall. He added that this is great timing for the TOD work. Mr. Foster mentioned that SDOT received a grant to implement the [Northgate Coordinated Transportation Investment Plan](#) (CTIP). He added that SDOT is looking at access and mobility around the future light rail station including pedestrian and bike access to the adjacent transit center.

Commissioner Jeanne Krikawa asked if there would be a community college connection. Mr. Foster replied that a pedestrian bridge across I-5 is part of the CTIP.

Mr. Foster reported on the Comprehensive Plan Update. He noted that the kick off meeting has been rescheduled so that the Mayor's office can have more direct involvement. Mr. Foster added that the Transit Strategic Plan and the Climate Action Plan will both be updated in conjunction with the Comprehensive Plan. Ms. Wilson noted that the update to the Comprehensive Plan is the number one item on the Commission's 2011 work plan.

Mr. Foster noted that the Seattle Transit Communities report identifies 14 priority areas and stated that half of the areas have planning efforts underway. He noted that Planning Commissioners have been assisting with many of these projects and suggested that additional Commissioners could be appointed as liaisons for the other projects. Ms. Wilson stated that Matt Roewe is working on the Capitol Hill Urban Design Framework; Jeanne Krikawa and Radhika Nair are assisting with South Lake Union; and Catherine Benotto is working on the West Seattle Junction. Mr. Foster asked how the Commission envisions implementing other recommendations from the report. Ms. Wilson replied that in addition to the Comprehensive Plan update and other planning efforts currently underway, the Commission would like to assist with planning efforts at Broadview and Rainier Beach. She added that getting into those committees early and having the Commission brief the Neighborhood Advisory Committees (NACs) would be great. Mr. Foster agreed that that it would be helpful to have the Commission engaged with the NACs during the scoping phase of the planning process. Chair Brower indicated that the Commission would continue to discuss implementation of the Seattle Transit Communities report in January, including appointing Commissioners to serve as liaisons on the various planning efforts.

Mr. Foster indicated that the City Planning division would be hiring two new senior planners and asked the Commission to let anyone they thought would be good to know to apply.

Commissioner Matt Roewe mentioned looking at updates to the Commercial code. Mr. Foster replied that DPD staff has talked about updates to C1 and C2 zoning. He noted that it has yet to be determined if an update process would apply citywide or be more focused at specific locations.

Commissioner Jeanne Krikawa asked for an update about the central waterfront. Mr. Foster noted that the contract is being negotiated with a team of 23 consultants. He added that the public engagement strategy will continue throughout 2011. Ms. Wilson stated that the Commission will partner with the Design Commission to review the project. Mr. Foster expressed support for the partnership.

Commissioner Hough Beck asked about the selection of 'Track B' team. Mr. Foster answered that CH2M Hill is the prime consultant and that part of the contract negotiations will minimize the distinction between the A and B teams. He added that although the prime consultant does not have a major role at this point in the project, they still hold all the liability.

Chair Brower asked what Marshall thought of the Highline in New York. Mr. Foster responded that it was exquisite – the plant material is fantastic and everything is wonderful. He noted that it will be interesting to see how the team translates their experience to Seattle.

Mr. Foster talked about the Yesler Terrace project, which will involve a planned action rezone. Chair Brower stated that the planned action process will be a unique tool with a lot of potential. Commissioner Johnson asked if the planned action process would require single ownership of the property involved. Mr. Foster replied that single ownership or a joint development agreement would likely be required.

Briefing: Transit Master Plan

– Tony Mazzella & Jennifer Weiland

Disclosures & Recusals:

- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson is a consultant on the South Lake Union/Uptown Mobility Plan along with the firm Nelson Nygaard, the consultant for the Transit Master Plan.
- Commissioner Colie Hough-Beck disclosed that her firm, Hough Beck & Baird has transportation projects with Seattle Department of Transportation.
- Commissioner Josh Brower disclosed that his firm, Brower Law PS, represents industrial and freight businesses.
- Commissioner Mark Johnson disclosed that his firm, ESA Adolfson does consulting work for Sound Transit, Seattle Department of Transportation, King County Metro Transit, Community Transit and Pierce County Transit.
- Commissioner Amalia Leighton disclosed that her firm, SvR, is a sub consultant on Nelson/Nygaard team for the Transit Master Plan.
- Commission Kadie Bell disclosed that she is a public health representative on the Seattle Department of Transportation Technical Advisory Team.
- Commissioner Jeanne Krikawa disclosed that her firm, Underhill is a subcontractor on the Transit Master Plan.

Tony Mazzella and Jennifer Wieland from SDOT gave a power point presentation.

http://www.seattle.gov/planningcommission/docs/PlanningCommission_120910FINAL.pdf

Commissioner Mark Johnson asked if SDOT would compare the time it would take to ride transit with driving. Ms. Wieland responded SDOT would evaluate existing travel time conditions by mode, including users perception of travel time. Mr. Mazzella noted that SDOT typically compares transit travel times with driving times and mentioned that for some transit riders, speed is less important than frequency. He added that perceptions about waiting times are often skewed.

Commissioner Hough-Beck asked if there are plans to add another car to the South Lake Union streetcar as it is often full. Commissioner Roewe indicated that here are plans to add another car and Ms. Wieland noted that 10 minutes headways are planned.

Commissioner Miller asked to what extent public outreach would include [Race and Social Justice Initiative](#) goals. Ms. Wieland indicated that SDOT has sought diverse representatives for advisory groups and stakeholder outreach, including a survey that is available in seven languages; she indicated that they would welcome additional suggestions.

Commissioner Brower asked if SDOT had worked with the neighborhood planning outreach liaisons. Mr. Mazzella responded that focus group discussions have included the Neighborhood Advisory Committees for the Rainier Beach and Broadview/Bitter Lake/Haller Lake neighborhoods.

Commissioner Krikawa asked for more information about the [survey](#). Ms. Wieland responded that the survey asks questions like: if they use transit, how frequently; what would encourage them to use transit more; and what types of improvements should be prioritized. Ms. Wilson suggested asking how people travel when using more than one mode.

Ms. Wilson noted that it is not realistic for most people eschew driving altogether particularly because transit does not operate 24-hours per day. Ms. Wieland agreed and indicated that SDOT is analyzing levels of service to identify gaps, which will help determine where to focus limited resources that could be used to purchase more service or provide service enhancements.

Commissioner Kadie Bell asked how the update to the [Transit Master Plan](#) would relate to other plans such as the [Comprehensive Plan](#), the [Bicycle Master Plan](#), and the [Pedestrian Master Plan](#). Mr. Mazzella replied that the goals of the Transit Master Plan help implement the Comprehensive Plan. He added that the most critical investigation of transit need is based in the Pedestrian Master Plan. Mr. Mazzella noted that SDOT is trying to achieve synergy that allows all plans (Bike, Ped, Transit) to have similar lenses on the city. Ms. Wieland added that the Comprehensive Plan guides all the other plans; the [Transportation Strategic Plan](#) guides modal plans. Mr. Mazzella reiterated that the update to the Comprehensive Plan will be very connected to the Climate Action Agenda.

- **Briefing: Annual Comprehensive Plan amendments**
 - Tom Hauger

Disclosures & Recusals:

- Commissioner David Cutler disclosed that his firm, GGLO is working on several projects including Yesler Terrace, North Rainier and Othello.
- Commissioner Leslie Miller disclosed that she is a voting member of the Southeast District Council for the Rainier Othello Safety Association, on the steering committees of Othello Station Community Advisory Team and Othello Park Now, on the Neighborhood Advisory Committee for the Othello Playground and Lighting Improvements, a member of the Othello Park Alliance and South Precinct Advisory Council, a proponent for Othello 2011 funded Bridging the Gap Project, and a MLK @ New Holly Neighborhood Advisory Committee Member. Commissioner Miller also disclosed that her firm, Girl Friday Productions, has a current contract with the Office of Sustainability.
- Commission Josh Brower lives in the Beacon Hill neighborhood and is on the board of Elderhealth NW (now Full Life) which might be in Yesler Terrace.
- Commissioner Amalia Leighton disclosed that her firm, SvR, is a sub consultant working on Yesler Terrace.
- Commissioner Kadie Bell was the public health representative on the neighborhood plans.
- Commissioner Jeanne Krikawa is a consultant for the SODO Business Association.

Mr. Hauger walked the Commission through the Comprehensive Plan amendments and noted that DPD recommends adopting seven of the nine proposed amendments and that two have been combined. He added that the Shoreline Master Plan amendments have yet to be completed and could be adopted out of annual amendment cycle.

Commissioner Johnson wondered if the per capita vehicle miles traveled (VMT) was per resident. Mr. Hauger responded that it was.

Commissioner Bell asked how previous HOPE IV projects were developed, such as Rainier Vista and New Holly. Mr. Hauger stated that they were developed under existing zoning.

Commissioner Miller indicated that the future land use map (FLUM) changes proposed as part of the neighborhood plan updates seem fairly modest. Mr. Hauger noted that the FLUM changes were

recommended based on extensive public outreach and involvement; he reminded the Commission that the FLUM changes set the stage for other zoning changes.

Commissioner Cutler wondered how to achieve the VMT reduction targets and asked if there is recourse if it is not achieved. Mr. Hauger stated that the goal is aspirational, so there would not be penalty if the goal is not achieved. He added that a goal related to reductions in VMT would direct City departments to behave differently. Mr. Hauger stated that the Transit Master Plan would be a major way to reduce VMT.

Ms. Wilson asked why DPD did not wait until the Office of Sustainability and the Environment completes its analysis about greenhouse gas emissions before adopting changes to the Comprehensive Plan. Mr. Hauger indicated that while staff preference would have been to wait for the analysis, Councilmembers have indicated a strong preference to adopt a VMT goal into the Comprehensive Plan this year. Commissioner Khouri asked if the statewide targets were based on analysis to which the City did not have access. Mr. Hauger indicated that he was not aware of a detailed analysis completed by the State. Commissioner Cutler asked why VMT rather a broader measure that would account for carbon emissions from other sources was being proposed. Mr. Hauger stated that City Council and OSE are looking at other carbon reduction goals separately. He added that a goal to reduce VMT would also help to make the city more pedestrian friendly. Commissioner Johnson noted the biggest component of statewide greenhouse gas emissions comes from transportation.

PUBLIC COMMENT

No public comment.

ADJOURNMENT

Chair Brower adjourned the meeting at 5:27 pm.