



City of Seattle Seattle Planning Commission

David Cutler and Amalia Leighton, Co-Chairs
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION JANUARY 23, 2014 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

David Cutler, Catherine Benotto, Luis Borrero, Josh Brower, Bradley Khouri, Grace Kim, Jeanne Krikawa , Amalia Leighton, Kevin McDonald, Tim Parham, Marj Press, Maggie Wykowski

COMMISSIONERS ABSENT

Keely Brown, Colie Hough-Beck, Matt Roewe, Morgan Shook

COMMISSION STAFF

Jessica Brand - Policy Analyst, Diana Canzoneri-Senior Analyst, Robin Magonegil – Administrative, Vanessa Murdock, Executive Director

IN ATTENDANCE

Dave Gering, MIC; Eric McConaghy, Lish Whitson, Council Central Staff

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.

▪ **Chair's Report**

- Co-Chair David Cutler

Co-Chair Cutler reviewed the upcoming Commission meetings noting that staff from DPD, Council Central staff and some of the Commissioners and staff will be at the City Council Planning, Land Use and Sustainability (PLUS) committee to discuss the Annual Comprehensive Plan amendments for 2013-2014. He added that Commissioner Leighton will be representing the Commission and we will finalize our thinking on this at today's meeting.

Commissioner Benotto provided the Commission with an update on the roll-out of Family-Sized Housing White Paper.

▪ **Work Session & Potential Action: Annual Comp Plan Amendments**

Co-Chair Cutler reviewed the Disclosure and Recusal policy in regards to the Comprehensive Plan Amendments discussion noting that according to the Seattle Ethics code a Commissioner should disclose any conflicts of interest. He added that typically Comprehensive Plan policies would not require disclosures or recusal because they are policies and not land use changes.

However, because the Comprehensive Plan amendments currently under review by the Commission include Future Land Use Map changes, Commissioners are asked to disclose any appearance of conflict within the areas of land under review in the course of the meeting. These include the Stadium District, the Ballard/Interbay Industrial Center, and the area between James and Cherry streets on 23rd Ave. S. He continued that if a Commissioner has a financial conflict with any of the above land use changes then the Commissioner should recuse her or himself for financial conflict of interest and leave the room.

Co-Chair Cutler stated that the expected outcome from the discussion would be approval of the content of the amendments worksheet that Commission staff prepared and that a letter would be written and approved by email.

DISCLOSURE AND RECUSAL: Commissioner Josh Brower disclosed that his firm, Veris Law Group PLLC, represents clients who own maritime and industrial lands and who own or operate maritime and industrial businesses throughout the city, some of which may be impacted by this proposal.

All maps, proposed Comprehensive Plan amendments and worksheet referred to in the Commission's discussion can be referenced via the following link:

<http://www.seattle.gov/Documents/Departments/SeattlePlanningCommission/MinutesAndAgendas/memoworksheet2014compplanamendments.pdf>

- Central Area Neighborhood Plan Comprehensive Plan Amendment

Co-Chair Leighton reviewed the Central Area Neighborhood Plan Comprehensive Plan Amendment.

Commissioner Kim wondered if it would make more sense to include parcels across Jefferson Street to the south. Co-Chair Cutler noted that the Commission has often suggested that zoning changes cross the street to enable symmetrical forms of development on both sides of a street. Commissioner Krikawa stated that the only time she would not support a zone boundary crossing a street would be if abutting a single-family zone were to result. Co-Chair Cutler suggested offering that as a friendly amendment.

Commission staff Diana Canzoneri spoke to the proposed housing policies, including those that address affordable housing and the need to retain existing housing while developing additional stock. She highlighted that these include encouragement of family-sized housing choices consistent with the recommendations in the Commission's white paper on Family-Sized Housing.

Action: Commissioner David Cutler moved that the Commission recommend adoption of the Central Area Neighborhood Plan Amendment and urge consideration of extending the proposed Future Land Use Map one parcel south to include the corner lot bounded by Jefferson Street and 23rd Ave S. Commissioner Bradley Khouri seconded. The motion was approved.

- Ballard Interbay MIC Plan Comprehensive Plan Amendment

Commissioner Leighton reviewed the Ballard Interbay MIC Plan Comprehensive Plan Amendment. She noted that while in general the Commission does not support changes to zoning in Industrial areas, the proposal in this case makes sense. The existing land use of the three parcels that would be affected by the amendment is not industrial and the parcels are highly unlikely to redevelop with industrial uses. Moreover, the current Future Land Use Map boundary currently bisects an existing large commercial structure (a QFC grocery store).

Commissioner Khouri wondered how the QFC got there and asked if the amendment is back filling some previous poor land use policies. Commissioner Borrero asked if the amendment would take the parcels out of the Manufacturing/Industrial Center (MIC). Ms. Brand affirmed that would be the case and stated that DPD, rather than a private party, is proposing this amendment. Commissioner Krikawa agreed with Commissioner Khouri and stated that the recommendation to adopt this proposed amendment is based on its merits.

Action: Commissioner David Cutler moved that the Commission recommend adoption of the Ballard/Interbay Northend Manufacturing/Industrial Center (BINMIC) Amendment. Commissioner Jeanne Krikawa seconded. The motion was approved.

- Industrial District Policies Comprehensive Plan Amendment

Commissioner Jeanne Krikawa reviewed this amendment, saying that the proposed amendment would help to preserve the Industrial Centers. She explained that the proposed amendment contains a pair of proposed policies. The new policy proposed for the Urban Village element specifies criteria for removing land from the MICs and the new policy proposed for the Land Use element would prohibit new IC zoning within the MICs.

Commissioner Brower remarked that pressure on industrial land uses has been a key concern of the Commission. He voiced support of the proposed amendment, saying that some lines be drawn to stop the chipping away of industrial lands and noted that the new policies would put in place the kind of protections that the Commission has been seeking.

Commission staff noted that if City Council adopts the new Urban Village element policy contained in the proposed MIC Policies amendment, land could not be removed from a MIC unless a combination of several criteria are met. There was a question about what happens if the Stadium District amendment is deferred while the MIC Urban Village element policy is adopted this year. Commissioner Brower said that the result would be to preclude the removal of the Stadium Transition Overlay Area from the Duwamish MIC and the creation of a unique Stadium District.

Co-Chair Cutler noted that DPD is the applicant for this amendment. Director Murdock stated that it was DPD's intent to put both amendments forward. Lish Whitson from Council Central Staff, stated that City Council Central staff is recommending moving this amendment forward but deferring the stadium amendment until next year.

Commissioner Borrero asked why not wait on both amendments and consider them both in next year's amendment cycle when additional information such as the Freight Mobility plan will be available. Co-Chair Cutler answered that the Commission has historically voted to protect industrial lands. Commissioner Brower

stated that this amendment is different from that pertaining to the Stadium District. Ms. Murdock noted that the stadium district is geographically specific.

Ms. Canzoneri provided a clarifying remark. She said that if the Stadium District amendment is deferred while the MIC Amendment is adopted this year, this indeed would keep the land in the presently defined Stadium Transition Overlay Area from being removed from the Duwamish MIC to create a new "Stadium District." She said that this situation however, would not preclude the many other changes proposed within the Stadium District Amendment that do not rely on the actual removal land from the MIC.

Commissioner McDonald noted that the Comprehensive Plan contains many Land Use and Urban Village policies that are redundant to each other. He suggested that the plan update process identify these to remove redundancy. Commissioner Brower agreed, but noted that the pair of policies presently proposed in the MIC amendment are not redundant to each other.

Action: Commissioner David Cutler moved that the Commission recommend approval of the Manufacturing Industrial Center Policies Amendment. Commissioner Jeanne Krikawa seconded. The motion was approved with Commissioner Borrero opposed.

- Stadium District Comprehensive Plan Amendment

Commissioner Krikawa stated that there is not enough information to make an informed recommendation regarding the proposed amendment. She noted the Commission's Land Use & Transportation (LUT) Committee had recommended that the Commission recommend deferral of the proposed amendment. Ms. Brand added that the Commission has already sent a letter to City Council recommending that the proposed amendment be deferred.

Commissioner Kim asked why the LUT had not recommended rejection of the amendment. Commissioner Krikawa stated that typically, the Commission does not recommend rejecting a proposed amendment due to lack of information but rather recommends deferral until the additional information is available. Commissioner Kim suggested that the Commission include in its recommendation a request for additional studies on affordable housing options in the proposed district and neighboring communities. She also suggested asking for a description of outreach undertaken in the proposed district and neighboring communities regarding the proposal. Commissioner Krikawa suggested a friendly amendment addressing housing and outreach.

Action: Commissioner Grace Kim moved that the Commission recommend deferral of the Stadium District Goals and Policies Amendment until additional information and studies are available regarding freight mobility and access, with the friendly amendment that studies addressing affordable housing options in the proposed district and surrounding communities be provided as well as a thorough description of outreach undertaken in the proposed district and neighboring communities regarding the proposal. Commissioner Jeanne Krikawa seconded. The motion was approved.

- University District Comprehensive Plan Amendment

Co-Chair Leighton outlined that this amendment has been proposed by DPD in order to eliminate out of date references and reflect the initial planning work that has been undertaken in the community. She noted that

DPD has indicated that additional Comprehensive Plan policy changes will be proposed once the options coming out of the Urban Design Framework have been evaluated in the EIS.

Co-Chair Leighton noted that the Commission's Housing and Neighborhoods (H&N) Committee had reviewed and discussed the proposed amendment and found that the language in some of the proposed changes is unclear. She and other H&N committee members feel that it will make more sense for revisions to the University District Plan to be considered once the EIS analysis has been done and the additional planning work in the community is done. For these reasons, the Committee has suggested that the Commission recommend deferring the proposed amendment so that the policies can be edited and the full set of changes to the University District Master Plan can be considered as a whole.

Ms. Canzoneri noted that members of the H&N Committee also found substantive concerns with proposed changes to Policy UC-P1.

Co-Chair Leighton suggested that if the Commission recommends deferral as the H&N Committee is proposing, the Commission should also wait to comment on any individual policies until they can be considered in a more integrated fashion.

Action: Commissioner David Cutler moved that the Commission recommend deferral of the University District Comprehensive Plan Amendment. Commissioner Maggie Wykowski seconded. The motion was approved.

Ms. Brand stated that the hard deadline for a letter regarding the proposed amendments was February 15. Ms. Brand indicated a draft letter would be circulated for Commissioner review and online approval.

- **Discussion: Commission Recruitment**

Commissioner Press asked the Commissioners to start thinking about colleagues and others who might be good candidates to serve on the Commission.

Several Commissioners made suggestions regarding needed constituency groups and expertise. Ms. Murdock asked the Commissioners to think about the City's commitment to Race and Social Justice when recommending people.

Commissioner Press talked about outreach and wrapped up the discussion.

PUBLIC COMMENT

Dave Gering from the Manufacturing Industrial Council noted that the MIC policies amendment being considered is a "big deal" for the businesses he works with and he thanked the Commission regarding their commitment to Industrial Lands and the living wage jobs these lands allow the Seattle to retain in the city. He noted there is a tremendous opportunity to strengthen Industrial Zoning. Mr. Gering also remarked that it is vitally important for the City to have the transportation analysis the Commission is recommending completed before the Stadium District amendment is considered.

ADJOURNMENT

Co-Chair Cutler adjourned the meeting at 9:01 am.