



City of Seattle Seattle Planning Commission

David Cutler, Chair
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION JUNE 27, 2013 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Catherine Benotto, Luis Borrero, Colie Hough-Beck, Bradley Khouri, Grace Kim, Jeanne Krikawa, Amalia Leighton, Kevin McDonald, Tim Parham, Marj Press,

COMMISSIONERS ABSENT

Josh Brower, Keely Brown, David Cutler, Matt Roewe, Morgan Shook, Maggie Wykowski

COMMISSION STAFF

Barbara Wilson-Executive Director, Diana Canzoneri-Senior Analyst, Robin Magonegil-Administrative Staff Assistant

GUESTS

Gordon Clowers, Tom Hauger, Kristian Kofoed, DPD; Michael James, SDOT

IN ATTENDANCE

Ryan Moore, Irene Wall, Jessica Clawson, Eric McConaghy, Thomas Whittemore

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's Report & Updates**

- Vice-Chair Amalia Leighton

Vice-Chair Leighton reviewed the upcoming meetings and events highlighting the meetings that Comp Plan Docket will be discussed. She noted that the some of the committee meetings and the two full commission meetings for August are cancelled.

▪ **Briefing & Discussion: Northgate UDF**

- Tom Hauger & Gordon Clowers, DPD Planning

Vice-Chair Leighton called for any disclosures and/or recusals.

DISCLOSURES & RECUSALS:

- Commissioner Marj Press disclosed that she owns a home in the area.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson, works on projects throughout the city that may be impacted. She added that she represents the Seattle Planning Commission on the Light Rail Review Panel.
- Commissioner Colie Hough Beck disclosed that her firm, HBB, has contracts with Sound Transit and the City of Seattle and that they work on projects throughout the city that may be impacted.
- Commissioner Jeanne Krikawa disclosed that her firm, Underhill Company, has contracts with Sound Transit and in particular the Lynnwood Link Extension
- Commissioner Amalia Leighton disclosed that her firm, SVR, works on projects throughout the city that may be impacted.
- Commissioner Bradley Khouri disclosed that his firm, b9 Architects, works on projects throughout the city of Seattle that may be impacted. He added that he is involved with the Light Rail Review Panel.
- Commissioner Grace Kim disclosed that her firm, Schemata Workshop, works on multifamily projects throughout the city and are working on the station design at Northgate for Sound Transit.
- Commissioner Kevin McDonald disclosed that he is a member of the Light Rail Review Panel.

Gordon Clowers gave a Powerpoint presentation titled, “Northgate Light Rail Station Area: Transit Oriented Development & Urban Design Framework,” which can be accessed via the link below.

<http://www.seattle.gov/planningcommission/docs/plancommissjun27v2.pptx>

Executive Director Wilson added that Chair Cutler is representing the Planning Commission on the Seattle Light Rail Review Panel as the Panel’s Co-Chair.

Commissioner Kim indicated that one of the notable issues that come up in the Northgate Light Rail station planning discussions is the negative impact of pollution and noise from I-5. She expressed that placing the cycle track on 1st is not a good idea due to exposure to the pollution and noise from I-5 and proximity to the proposed bus island. She added that busses and bikes do not mix well and that placing them in proximity to one another is problematic.

Michael James of SDOT responded that there were many constraints and challenges with locating the cycle track and that it is being proposed for 1st because the top concern was about pedestrian safety. He added that SDOT had evaluated putting a cycle track on 5th as part of the Bicycle Master Plan but that option was not included in the Plan.

Commissioner Khouri said that he supports the “island” concept for busses even though that slightly reduces the width of space available for TOD on the main site. Tom Hauger explained that the City anticipates entering into a development agreement with King County, which currently owns the Northgate Transit Station. He explained that the development agreement would likely stipulate that whatever is pulled out for Right of Way would not be counted toward FAR. Mr. Hauger continued that the reduced width should not affect the ultimate development capacity of the site.

Mr. Hauger elaborated that it will also be necessary to negotiate ownership of the transit island with Sound Transit. He said that Sound Transit has indicated that they would like the garage in place first so that there will be almost no net loss of Park and Ride capacity.

Commissioner Hough-Beck said that, from the slides, it looks like there will be very little penetration through development on the blocks which could make the place feel hostile. Mr. Clowers said that they might indeed want to break up the massing.

In response to a question from Commissioner Press, DPD staff provided background on the planned pedestrian bridge over I-5.

Commissioner McDonald asked about bus layover capacity. He added that it is important to plan for bus layover to mitigate potential negative impacts on place making potential, pedestrian environment, and streetscape.

Commissioners Krikawa asked about the Northgate Mall and how the mall property itself is being addressed in the UDF. Mr. Clowers indicated that the City has sought to engage the owners of the mall but that mall ownership is not interested in diversifying the way they are using the property. Commissioner Borrero expressed concern about the Light Rail stop for the mall being two blocks from the mall entrance. He added that it would be important to have good connections by which pedestrians can walk to the mall.

Commissioner Press shared her concern about the health of Thornton Creek. Mr. Clowers noted that there has been a great deal of interest regarding Thornton Creek by the public concerning ways to reduce the level of pollution in the water that drains into the creek.

Commissioner Kim encouraged DPD staff to reconsider recommending 1st as the location for the cycle track. She stated that it is important to provide retail uses at count level and that developers are needed who will cultivate such spaces.

Commissioner Parham asked DPD staff to provide the Commission with more information on the topics that DPD anticipates addressing in the development agreement. Mr. Hauger elaborated about how the UDF is intended to provide a framework for a development agreement, which the City anticipates negotiating with King County. Mr. Hauger stated that Seattle's City Council and the King County Council would need to vote to approve the agreement before it would be operative and that the earliest this would likely happen is early 2014.

- **Briefing & Discussion: 2013-2014 Comp Plan Proposals**
 - Tom Hauger & Kristian Kofoed, DPD Planning

Vice-Chair Leighton called for any disclosures and/or recusals.

DISCLOSURES & RECUSALS:

- Commissioner Grace Kim disclosed that her firm, Schemata, works on multifamily projects throughout the city that could be impacted.
- Commissioner Bradley Khouri disclosed that his firm, b9 architects, works on housing projects throughout the city of Seattle that could be impacted.

- Commissioner Amalia Leighton disclosed that her firm, SvR Design, provides engineering and landscape architecture services to public and private clients that could be impacted.
- Commissioner Colie Hough Beck disclosed that her firm, HBB, works on projects throughout the city that could be impacted.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson, advises housing developers and designs multifamily projects throughout Seattle that could be impacted.

Mr. Hauger and Mr. Kofoed summarized the amendments that have been submitted for consideration during the annual amendment cycle of 2013-2014 and the recommendations that DPD has made to the Council PLUS Committee on which of the proposals should move forward for further analysis: i.e., all of the recommendations but one.

Vice-Chair Leighton asked a clarifying question about the boundaries of the small area in proposal #4. Mr. Hauger clarified that the boundaries are within the Ballard-Interbay Study Area and that it is the subject of the current land use planning work being done. Vice-Chair Leighton asked whether the area in Proposal #8 is within an Urban Village. Mr. Hauger responded that it is not.

Ms. Wilson asked for some clarification on the types of policy changes. Mr. Hauger went over those changes in policy that could be put forth in proposal #2.

Commissioner Khouri asked for more details of a possible land swap that might be pursued by the city and the National Guard if proposal #5 is adopted which would change the Armory site from Industrial to Commercial/Mixed Use. Mr. Hauger indicated that he does not know the specifics regarding what the National Guard will want to do. Commissioner Khouri stated that the City should ensure that it has some control over the land use at the Armory site if that land does become City property.

Commissioner Krikawa requested that the Planning Commission's role in the Comprehensive Plan Annual Amendment process be described in more detail. Ms. Wilson indicated that as stewards of the Comprehensive Plan, one of the Planning Commission's key roles is monitoring and advising City officials on the Comprehensive Plan. She added that as a regular part of the annual amendment process, the Commission makes recommendations to the City Council on which proposals to the Seattle Comprehensive Plan should be placed on the docket and what is evaluated for possible adoption based on established criteria. She continued that the Commission also makes recommendations to the City Council later in the annual process on which of the docketed proposals should actually be adopted.

PUBLIC COMMENT

There were two members of the public that asked questions but gave no public comment.

ADJOURNMENT

Vice-Chair Leighton adjourned the meeting at 9:00 am.