

SEATTLE PLANNING COMMISSION
MAY 22, 2003
APPROVED MEETING MINUTES

Commissioners in Attendance: John Owen, Chair; Steve Sheehy, George Blomberg, Lynn Krizanich, Matthew Kitchen, Mimi Sheridan, Tony To, Paul Tomita.

Commissioners Absent: Angela Brooks, Angali Bhagat, Gregory Davis, Jeanne Krikawa, Denise Lathrop, Joe Quintana.

Staff: Cheryl Sizov, Acting Director; Barbara Wilson, Planning Commission Analyst

Guests: Tom Hauger, DCLU; Lish Whitson, DCLU; Jim Holmes, DCLU; Alec Fiskien, OPM and Barbara Gray, SDOT; John Rahaim, City Design and Dennis Meier, City Design.

Call to Order

Chair John Owen called the meeting to order at 7:36 a.m.

Approval of Minutes

Commissioner Sheehy motioned to approve minutes, Commissioner Tomita seconded and the Commission unanimously approved.

Chair's Report

Chair Owen Announced that Planning Commission Analyst, Barbara Wilson is working on the kick off article to be placed in *DCLU Info* which will be background piece on the Commission and will illustrate the Commissions work on Northgate as a case study. Barbara Wilson passed out a draft of the article for comment and review.

Chair Owen noted that on Tuesday, May 27th, 6-9:00pm the City Council will sponsor a public meeting and community forum Northgate Issues. He asked for a Commissioners to attend and possibly to speak. Commissioner Blomberg stated he would attend and listen to the comments and report back to the full Commission. There was general consensus that the Commission would not take on a speaking or presentation role.

Chair Owen reminded the Commission of the following meetings;

- Wednesday, May 28th, Monorail Review Panel meeting, 4:30-6:00pm, in Key Tower.
- Thursday, May 29th, 6-8:30pm, Monorail "Visions and Values" community meeting re: Seattle Center, Queen Anne, and Belltown; at Seattle Center NW rooms, 305 Harrison Street
- Thursday, June 19th, 9:00-10:30 am; Seattle Design Commission reviews Northgate library, community center, and park all being by Miller/Hull Partnership; Key Tower 2750
- Thursday, June 26th, 6:00-9:00 pm and Saturday, June 28th, 8:00 am-2:00 pm; Waterfront Planning Forum, Bell Street Conference Center

Chair Owen noted that with all of the focus on Northgate and other issues the Commissions obligation on Housing Choices had slid some and needed to be reprioritized. Barbara Wilson

passed out the final draft of the initial memo to DCLU staff and asked people to review and send any final comments by May 23 COB. She noted that as requested she removed any recommendations on specific elements of the two proposals since the Commission felt it had not had the opportunity to sufficiently analyze the actual proposals. Commissioner Sheridan pointed out that the Commission had not really been given any details about the proposal until the Public Forum and it was pretty fast. She suggested that DCLU staff be invited back to present the details of the proposal in order to make an informed analysis. Commissioner To suggested that the Housing, Neighborhoods and Urban Centers Committee have a working session on this topic but also noted the next meeting was not until June 10th. Ms. Wilson suggested a possible working session sooner but an acceptable date could not be found so Ms. Wilson said she would prepare a worksheet to go out via email to Commissioners in order to begin a deeper analysis.

Commissioner Sheehy stated that his overarching issues about Housing choices are simple; for DADU's don't do if you can't make it a simple regulation. Must keep in mind who the intended target is. It is not developers. A cumbersome, design review process will create extensive obstacle. For Cottage housing; Administrative Design Review more than adequate, simple. Not available for a meeting Thursday. Staff would attend, initial feedback – wants to look at complete proposal.

Commissioner Owen suggested that the Planning Commission is going to have to get a full briefing from DCLU planners to make recommendations on specifics such as heights and setbacks. Cheryl Sizov stated she would work with DCLU staff to set up a briefing.

Commission Business:

NOMINATING COMMITTEE REPORT

Commissioner Krizanich gave an update on the progress of the nominating committee. Her report stated that they committee will include a nomination for Commissioner Owen to serve another term as chair, the Vice-Chair and At Large positions are still to be determined. They will recommend Commissioner Kitchen to serve as chair of the Transportation Committee with Commissioner Tomita serving as vice-chair, for the Neighborhoods, Housing and Urban Centers committee Commissioner Krizanich and Commissioner Lathrop are willing to continue serve as co-chairs but Commissioner Lathrop will need to step down as co-chair in August. Commissioner Krizanich stated that the nominating committee would have a complete slate for recommendation and review before the June 12th Planning Commission Meeting.

ANNOUNCEMENTS

Commissioner Tomita announced that there will be a meeting of the Alaskan Way Viaduct Advisory Committee on June 11, from 4:30 – 6:30 p.m. and that he would be attending on behalf of the Commission.

PRESENTATION: COMP PLAN UPDATE

Presenters included; Tom Hauger, DCLU; Lish Whitson, DCLU; Jim Holmes, DCLU; Alec Fiskens, OPM and Barbara Gray, SDOT.

Mr. Hauger stated that the City is in the process of beginning its Comprehensive Plan update which will be due in 2004. King County received estimates for 22 year plus growth and had assigned new targets to be adopted by 2024. City's growth target for the 22-year period is 51,000 households and 91,000 jobs. The 2014 target is closer to 10,000 – 15,000 households. Mr. Hauger stated that the City needs to incorporate new growth target and that most of the growth is going where it is expected to go and probably does not need to be focused in urban centers, it can be distributed city-wide. South Lake Union is one possible exception and the City should make a decision about whether SLU should become an urban center.

Mr. Hauger informed the Commission that the staff is completing background work on the Comp Plan. The Mayor has taken a strong interest in the update but the process has been slowed down a little while they are awaiting final direction from the Mayor. They will meet with the Mayor's senior staff in the next 2-3 weeks. DCLU's comprehensive planning team has completed its Monitoring Report/ and case study report. Mr. Hauger encouraged the Commission to take a look at both of those documents. The Case Study Report provides a good background on how growth is being accumulated. It also shows where goals are and are not being achieved in the city and how to best deal with underachievement. One of the key elements of the plan where the city needs improvement is linking capital spending with comp. planning. The Mayor's staff has been very supportive of trying to improve this. The 6 year CIP is a good opportunity starting in 2005). Mr. Hauger also stated that the Comp Plan updates will mostly revolve around more technical details but two major element that will have policy updates and clarification are land use and transportation.

Mr. Hauger stated one area where Planning Commissions involvement would be very useful is in the transportation element of Comp Plan. The last working session they had with Seattle Planning Commission Transportation Committee was useful. He would like to have a follow session in June w/ that committee. He would also like to have similar working sessions with the Commission on the land use session and to look at planning adjacent to economic Development section. The City needs to be more strategic and move to a more sector based industry planning focus.

Lish Whitson and Jim Holmes passed out materials to the commission regarding the Land Use element. Mr. Whitson said in terms of population and growth the City of Seattle came to the table with more zoning capacity for growth.

Commissioner Blomberg asked how interested the executive has been in this and the CIP in general. Mr. Whitson stated that regarding targets the city has prepared for robust growth but is now adjusting for some of the decline in original population estimates. The targets have changed. Commissioner Sheehy stated he would be interested in how the growth targets for places like Renton and Bellevue have changed in comparison. Mr. Whitson did not know off hand.

Mr. Whitson stated the Land use element is still a good document but is not very useable and needs some reorganization in the hierarchy of policies. Good policy basis, but some need for more clarity on issues such as schools for land use element policies need to have a better policies for how land use is regulated. And to look at 2 elements; holistic, environmental, we want to achieve and the framework for getting there.

Mr. Holmes passed out a short outline of the transportation element stating that his review is very preliminary and would focus on policy updates and STP coordination. Ms. Gray mentioned that they were looking at the Portland model on the STP. She also stated she would like to meet with Transportation Committee/ Land Use to get input on how the SPC should be decided and would like Commission advice on the Public Involvement. Mr. Hauger stated there intent is to begin the public involvement piece in the fall.

Commissioner Owen stated they would discuss this more in the executive committee session. He also noted that he liked the direction so far. He also noted that the Comp Plan is the SPC overarching document. The Commission is committed to being involved and appreciates the early opportunity

WATERFRONT PLANNING PRESENTATION

Presenters; John Rahaim and Dennis Meier of City Design

Mr. Rahaim stated that the approach for waterfront planning came from the need to do something about the Viaduct. The Commissions (Design and Planning) will begin the year planning effort with a kickoff forum with the idea being to frontload public involvement and give a wide group of people the ability to be involved early on. The purpose of the public process will be to influence the process and to create a long term plan

Mr. Meier then showed the Commissioners a map of the study area stating that the area went from the Uptown area all the way down to include the southwest cargo container portion. The purposefully expanded inland to capture the need for connectivity between key locations and multiple potentials for the Viaduct. That decision will impact how downtown connects to the waterfront. But the waterfront planning must and will also influence what will happen with the Viaduct. The answer as to what is driving what is not an easy one to answer as the Waterfront planning should influence Viaduct and visa versa. From the Mayors perspective

we should take this opportunity to provide direction. The starting point for a vision will begin with kickoff event that will launch a year long process to be followed up with issue workshops on issues such as maritime, economic development, environmental issues. There will be a second forum in the fall which will begin to look at and explore in depth the alternate visions for the waterfront and try to synthesize a plan. They will also convene a Waterfront Stakeholders group and advisory group that will help with the synthesis. In terms of support to groups one of the suggestions from the joint DC/PC subcommittee is to engage design consultants to help with design guidelines, comprehensive, cohesive plan to run alongside zoning and planning issues

Commissioner Blomberg asked for more clarity on the public involvement piece. Mr. Meier noted it would begin at the first forum and begin broadly. Ultimately, the 2nd public forum the goal is to form teams to develop plans and alternatives.

Commissioner Kitchen asked how the City will recommend that these groups putting together plans would deal with the things not yet resolved such as decisions about long term port facilities on West Coast, the future of Ferry Operations and the Viaduct He asked how plan alternatives will approach these alternative futures. Mr. Rahaim noted that Dennis is preparing a background report that will give people common background knowledge. They are trying to give common ground rules to ensure that the work being done is productive but they need to balance that with the desire not to constrain creativity.

Many Commissioners agreed with an approach that allows for creativity and also gives people clarity on what considerations the city will have to consider in any plan in order to help inform the groups so that their work will be useful. Chair Owen stated that the Planning Commissions subcommittee has been very engaged in this discussion on the public involvement pieces and the planning process and would continue to report back and solicit input from the SPC.

PUBLIC COMMENT

There was no public comment.

ADJOURN

Commission Chair Owen adjourned the meeting at 9:04 a.m.