



City of Seattle Seattle Planning Commission

Josh Brower, Chair
Barbara Wilson, Executive Director

SEATTLE PLANNING COMMISSION JANUARY 14, 2010 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Josh Brower, Chair; Leslie Miller, Vice-Chair; Catherine Benotto; David Cutler; Jerry Finrow; Chris Fiori; Colie Hough-Beck; Mark Johnson; Marty Kaplan; Kay Knapton; Kevin McDonald; Christopher Persons; Matt Roewe; Amanda Sparr

COMMISSION STAFF

Barbara Wilson, Director; Katie Sheehy, Planning Analyst; Robin Magonegil, Administrative Specialist, Diana Canzoneri, Demographer

COMMISSIONERS ABSENT

Linda Amato, Amalia Leighton

GUESTS

Marshall Foster, Lyle Bicknell & Ray Gastil, Department of Planning & Development

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 Josh Brower called the meeting to order at 3:02 pm.

BRIEFING & DISCUSSION

Briefing: Central Waterfront Project

(see DPD's website: http://seattle.gov/dpd/Planning/Central_Waterfront/Overview/ for more information)

- Marshall Foster, DPD

Recusals & Disclosures:

- Commissioner Catherine Benotto disclosed that a member of her firm, Weber Thompson, serves on the Central Waterfront committee.

Mr. Foster described the purpose of the Central Waterfront Partnerships Committee, which is to “recommend models for the management, use and programming of new public spaces on the Central Waterfront.” (Please see the linked pdfs for more information: [Committee Purpose and Goals](#), [Organization](#))

[and Timeline](#) and [Meeting Schedule](#).) Mr. Foster spoke about the key issues that the committee will grapple with including recommending models that the City could use to design and maintain the central waterfront. He indicated that the committee will review similar projects from across the country and submit their recommendations to the Mayor and City Council in the autumn of 2010.

Commissioner Roewe asked how the redevelopment of the central waterfront would be coordinated with the seawall replacement. Mr. Foster replied that the seawall replacement is the first step to replacing the Viaduct, which would in turn allow for the redevelopment of the waterfront. He noted that there are three or four key locations where the shoreline habitat could be improved and that three alternatives to replacing the seawall are likely to be developed. He also indicated that the implications of the Mayor's recent announcement to place a seawall funding levy up for public vote are unknown.

Commissioner Fiori asked for clarification about the boundaries of the central waterfront project. Mr. Foster stated that there are two scales: (1) from Washington Street to Pike Street, which is the core of the central waterfront and includes approximately nine acres of public open space opportunities, mostly within the public right-of-way; and (2) from Terminal 46 to Belltown, which includes approximately 20-25 acres of potential redevelopment opportunities.

Commissioner Finrow asked if rezones to upland parcels would be considered. Mr. Foster indicated that a strategy for the upland parcels would be developed.

Commissioner McDonald asked if there would opportunities for partnerships on the development of public open space. Mr. Foster indicated that there would be such opportunities and that the design, programming and management of the open space should foster a mix of social, recreational and commercial activities.

Commissioner Kaplan asked whether or not there could be any adjustments to the shoreline. Mr. Foster replied that there are three main locations where the shoreline could potentially be adjusted: at Pier 48, waterfront park and Pier 62-63.

Commissioner Hough-Beck asked about WSDOT's plan for Coleman Dock. Mr. Foster said that the ferry terminal has a major impact on the waterfront and could do more activate the public realm. He indicated that both WSDOT and WSF have been very supportive of the City's plans to redevelop the waterfront and that the City is looking forward to working with them as the project moves forward.

Briefing: Neighborhood Plan updates: North Beacon Hill, North Rainier & Othello

- Ray Gastil and Lyle Bicknell, DPD

Recusals & Disclosures:

- Commissioner Marty Kaplan disclosed that he is a member of the Queen Anne Community Council.
- Commissioner Chris Persons disclosed that his firm, Capitol Hill Housing, might develop properties within one of the neighborhoods.
- Commissioner Catherine Benotto disclosed that her firm, Weber Thompson, might have clients who develop property in these neighborhoods.
- Vice Chair Leslie 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.
- Chair Josh Brower disclosed that his firm, Tupper Mack Brower, represents clients who might own property in these neighborhoods and that he lives on Beacon Hill.
- Commissioner Chris Fiori disclosed that his firm represents the University of Washington, which owns property in the North Rainier neighborhood.

Mr. Bicknell presented the attached powerpoint. Please use the following links to the neighborhood plan updates: [MLK at Holly Street \(Othello\)](#), [North Rainier](#) and [North Beacon Hill](#).

Commissioner Johnson noted that it seems like the City provided a lot more resources for these plan updates than were available during the initial neighborhood planning process. He asked if the community has embraced the plan updates. Mr. Gastil replied that they received a lot of input from community members and he thinks the updates do reflect their goals. He said that implementation will be the key issue.

Commissioner Kaplan asked how Sound Transit's RFP for the Firestone site relates to the neighborhood plan and what would happen if the project is built at a very low density. Mr. Bicknell replied that the City hopes to improve coordination with Sound Transit. He said that the property is currently has a height limit of 65 feet and that activation of the street will be an important feature of any development at that location. Mr. Gastil added that it is unlikely for any development to occur very quickly as a result of the RFP.

Ms. Wilson asked Mr. Bicknell and Mr. Gastil to characterize the most significant changes in the plan updates. Mr. Gastil replied that there are some proposed FLUM changes from single family to multifamily. He said that the team listened closely to the community and that the proposed rezones reflect their goals. He added that there are some interesting goals and policies related to cottage housing and minimum density.

Vice Chair Miller asked if the community would be responsive to further changes. Mr. Bicknell replied that community members agreed that increased density would be considered if it promotes walkability, includes parks and open space, public plazas and transitions to single family zoning. Vice Chair Miller indicated that as the City moves forward it is important to remind citizens that they also have a role to play in implementing their neighborhood plans.

Commissioner Fiori suggested that working with business owners to identify improvements that would entice them to relocate their business to these neighborhoods could help implement the plans. Mr. Gastil replied that there is staff having those conversations with business owners and developers.

Commissioner Roewe asked if there was any examination of how to enhance ridership. Mr. Bicknell agreed that it was part of the discussions but that it perhaps could be more explicit in future planning efforts.

Commissioner Johnson asked if there was a document that tracked the changes from the current neighborhood plans to the proposed updates. Mr. Gastil replied that indeed there are; they can be found here: [MLK at Holly \(Othello\)](#), [North Rainier](#) and [North Beacon Hill](#).

Commissioner McDonald pointed out an error on one of the maps.

COMMISSION BUSINESS

Minutes approval

ACTION: Commissioner Mark Johnson moved to approve the December 10, 2009 minutes; Vice Chair Leslie Miller seconded the motion. The minutes were approved with edits from Commissioner Kaplan.

Chair's Report

Chair Brower said that an ad-hoc committee will review the current policy regarding long term parking at light rail stations in response to the Mayor's decision to temporarily suspend enforcement of regulations that prohibit long-term commuter parking in Station Area Overlay Districts. He noted that Deputy Mayor Fujii asked the Commission to work directly with DPD in crafting the draft policy and that Commissioner Fiori has drafted a position paper that will be amended and will then be sent out for review by the Full Commission.

Chair Brower briefly described recent meetings that he and the Executive Director had with Councilmember Bagshaw, O'Brien and Burgess. He also noted the upcoming Commission meetings.

Chair Brower then presented the attached powerpoint from his recent trip to Copenhagen.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Chair Josh Brower adjourned at 5:39 pm.