



**City of Seattle
Seattle Planning Commission**

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

**SEATTLE PLANNING COMMISSION
MAY 8, 2014
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Co-Chair Amalia Leighton, Catherine Benotto, Luis Borrero, Josh Brower, Bradley Khouri, Grace Kim, Marj Press, Matt Roewe

COMMISSIONERS ABSENT

Keely Brown, David Cutler, Colie Hough-Beck, Jeanne Krikawa, Kevin McDonald, Tim Parham, Morgan Shook

COMMISSION STAFF

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

IN ATTENDANCE

Cindi Barker, Sean O'Brien

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 & Approval of Minutes**
 - Co-Chair Amalia Leighton

Co-Chair Amalia Leighton called the meeting to attention at 3:06 pm. She reviewed the upcoming meetings and updated the Commission on the new Commissioner interviews. Co-Chair Leighton briefed the Commission on the APA conference in Atlanta and recommended that there be some dialogue around the upcoming National Conference, which will be in Seattle next year. She suggested that the Commission should consider participating.

Ms. Murdock talked about the Family-Sized Great City Brown Bag noting that she, Commissioner Cutler, and Commissioner Benotto presented.

ACTION: Commissioner Josh Brower moved to approve the April 24, 2014 meeting minutes. Commissioner Matt Roewe seconded the motion. The minutes were approved. Commissioner Marj Press abstained.

- **Briefing: Waterfront Planning**

- Marshall Foster, Office of the Waterfront (OW)

Co-Chair Leighton called for any disclosures and recusals.

Disclosures & Recusals:

- Commissioner Grace Kim disclosed that her firm, Schemata Workshop, is directly involved in the waterfront work.
- Commissioner Josh Brower disclosed that his firm, Veris Law Group PLLC, represents operators of industrial firms that work on the waterfront and multifamily developers.

Co-Chair Leighton welcomed Marshall Foster from the Office of the Waterfront.

Mr. Foster gave a presentation on the Waterfront.

If you would like to view the power point presentation on microhousing, it is included in the supporting documents found in the minute's section of our website.

Mr. Foster stated that his office is working on legislation going to Council in June to change the make-up of the steering committee. He added that this steering committee would be working in an advisory role instead of a directive role.

Mr. Foster outlined the tremendous amount of public engagement work thus far and noted that the small group work has been very helpful and is publicly driven.

Mr. Foster noted that this project needs to be as much about weaving into the City in an east-west direction as much as in a north-south direction. He added that the design needs to be true and honest to the industrial working nature of our waterfront. He continued that arts and culture are critical to this space and that it is important to understand the Waterfront's niche as a venue and how it works with other venues in the region.

Mr. Foster stated that nature and ecology need to be in the forefront and the waterfront should reflect our values and our ecological focus.

Mr. Foster reported that the Waterfront is at 30% design now and it should be at 60% by August/September.

Commissioner Borrero asked if they are capturing the development value that is created by making this great space. Mr. Foster replied that staff are considering a Local Improvement District (LID) to help capture some of the value created. He added that there is still more work to be done on this when calculating assessments but it is definitely on the radar. Mr. Foster continued that City Council would need to approve any assessment that would be levied in the LID. He mentioned that philanthropy groups are willing to be partners.

Commissioner Borrero asked if the design connects the waterfront with the new streetcar on Jackson. Mr. Foster replied that they have heard from the community that Main and Washington are the community connectors to the waterfront and have been there for a hundred years. Mr. Foster continued that Pioneer

Square is hopeful to bring people into their neighborhood and have requested that their neighborhood not be bypassed.

Commissioner Roewe shared his concern with the number of trees within the right-of-way and wondered how the views of the waterfront might be affected particularly with the eastside property owners and restaurants. Mr. Foster responded that they are definitely looking at this but noted that trees will have a role in dampening the noise of the street but not blocking the view of our great waterfront.

Commissioner Khouri stated that he was excited to see the vision moving forward. He wished to reiterate that the activation of these spaces is important, as is the programming. He shared his hope that this is part of the plan. Mr. Foster replied that the goal is to have these spaces be flexible and to have the infrastructure available to accomplish the activation of the space.

Commissioner Khouri stated that he would like the Commission to have a discussion regarding the eight lanes of traffic allowed on those two blocks. He noted that it would be wonderful to not have those eight lanes close to the most fragile neighborhood downtown, Pioneer Square. Mr. Foster noted that the need for those additional lanes is the purview of the Washington State Department of Transportation.

Co-Chair Leighton thanked Mr. Foster.

- **Briefing: DPD Update**

- Nathan Torgelson, DPD Deputy Director

Mr. Foster introduced Nathan Torgelson, the new Deputy Director of the Department of Planning and Development.

Mr. Torgelson shared that he was thrilled to be back working for DPD and gave a brief background of where he has been working and his new role at DPD.

Mr. Torgelson noted that DPD recently hired a TOD Manager, Steven Shain, who previously worked with the Portland Development District.

Mr. Torgelson talked about several projects noting that the Ballard UDF kick off was the previous evening and that DPD is working to engage the community. He added that last week City Council hosted the Mt. Baker rezone public hearing. Mr. Torgelson stated that he is interested in working with the Commission as a sounding board and partner in making the city great.

Co-Chair Leighton asked the Commissioners to introduce themselves.

Commissioner Roewe stated the UDF in Uptown is currently in process and he wondered if Mr. Torgelson had any thoughts on how the Seattle Center can become more of an asset to the neighborhood and not just a regional center. Mr. Torgelson responded that it does seem like there is a great opportunity with the South Lake Union and Uptown neighborhoods reconnecting through better street integration.

Commissioner Khouri mentioned that he was sensitive to neighborhoods being concerned about growth and how the City is handling that growth. He expressed his hope that the greater good of Seattle as a whole would be a part of the conversation and that the conversation would not unfold parcel-by-parcel. Commissioner

Khouri continued that growth will continue to happen but it was his belief that citizens and developers need certainty and require a strong vision.

Co-Chair Leighton asked Mr. Torgelson what he was excited to work on with the Commission. Mr. Torgelson replied that he was excited to make the Comp Plan a top priority and to make it more readable and easier for citizens to engage with. He added that he would like to see it be more relevant for citizens as well as other City departments. Mr. Torgelson noted that, additionally, we have invested in our transportation investments throughout the City and we need to continue to take advantage of that.

Commissioner Kim noted that the Commission would continue to ask DPD to look at development through a lens of equity.

Co-Chair Leighton thanked Mr. Torgelson.

- **Approve: Pedestrian Zone Letter**

Disclosures & Recusals:

- Commissioner Josh Brower disclosed that his firm, Veris Law Group PLLC, represents single and multi-family developers that may be impacted.

Commission Staff, Jesseca Brand reviewed the letter for the Commission.

Commissioner Roewe asked how much “one size fits all” the Right-of-Way Improvement (ROWI) manual will be. He wondered if the Commission wanted to ask them to make different designations for Pedestrian Zones. Co-Chair Leighton replied that the ROWI manual will be much more interactive and will follow the model of San Francisco. She added that there would be room for flexibility and creativity with the update. Co-Chair Leighton continued that it will be visual and should be better for this purpose.

ACTION: Commissioner Catherine Benotto moved to approve the Pedestrian Zone Letter. Commissioner Matt Roewe seconded the motion. The letter was approved.

PUBLIC COMMENT

No public comment.

ADJOURNMENT

Co-Chair Leighton adjourned the meeting at 4:55 pm.