

# Making Zoning Work For Compact Development

Moderated by

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**ULI Seattle and Bellevue Downtown Association**

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# Amid Today's Issues and Expectations...

- More Height
- More Affordable Housing
- Less Traffic
- Less Parking
- Less Sprawl
- Address Site Constraints
- Private Burden for Public Benefit

City spaces could become scarce

"It blows me away that they want to cut more parking because it's so precious right now. It's a huge disconnect."  
- Steve Shulman, Luché Food Mart's owner

North Bay project moves ahead

Developments are rising along the Interstate 5 corridor between Marysville and Burlington as fast as the increasingly heavy traffic, and not everyone thinks it's a good thing.



WHERE ELSE  
WILL 100,000  
NEWCOMERS  
A YEAR GO NOW?

Lynnwood **REDUX**

BY WILLIAM DIETRICH / PHOTOGRAPHED BY STEVE RHIGMAN

# NEWS

## THE CITY

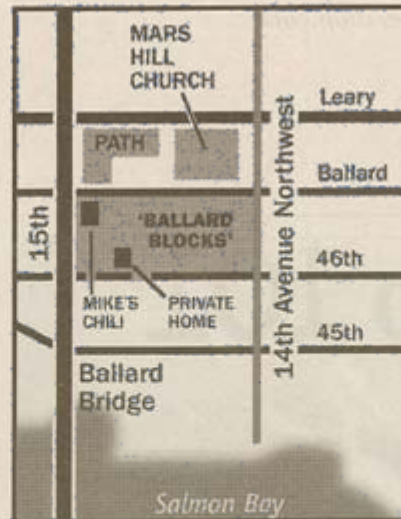
# Chili Ballard Reception

The working class watches with concern as an industrial area is transformed.

BY MIKE SEELY



Mike's Chili: "catering to the Industrial workers."



Fourteenth Avenue Northwest is a mile-long, freight-friendly arterial that stands to get a major face-lift if some residents get their way.

## BUZZ

### BUSINESS

A first reading of U.S. District Judge **Marsha Peckman's** Friday, April 21, decision of *Costco Wholesale Corp. v. Hoen* shows the giant Issaquah-based discount retailer **winning virtually every point** in its battle with the state **liquor commission**. If Peckman's decision survives appeal, sellers of wine will be able to order freely from in-state or out-of-state producers, **bypass wholesalers** and brokers, warehouse their own backlogs, charge any price they choose, and **change prices at will**—practices forbidden in the past as somehow threatening the sobriety of the citizenry. The only thing Costco's lawyers asked for but didn't get was the right to sell to other retailers. Media coverage of the decision so far has concentrated on two things: First, the possibility that cutting out the middleman could result in lower beer and wine prices. The truth is **no one knows** what a free market will do. Second, the ability of big wine and beer operations to offer deep discounts raises concern that midproduction breweries and wineries might be wiped off the shelf. This is possible, but the idea ignores the fact that the pricing of crafted beverages is not a race to the bottom. As for the liquor commission itself, a big share of its mandate has been removed at a stroke, but don't expect it to exit. It still **controls distribution and sale of hard liquor** in Washington (nearly **\$650 million** gross sales in 2005). **ROGER DOWNEY**



### TRANSPORTATION

**Seattle City Council** member **Peter Steinbrueck** might start a **citizens initiative** drive for November's ballot that would call for replacing the dangerous **Market Street** streetcar.

**T**here's but one window on the southerly wall of Mike's Tavern & Chili Parlor at the base of the Ballard Bridge. It's back by the Golden Tee machine and a juke-

development on land formerly occupied by a disposal company. The development will feature, among other entities, a Trader Joe's supermarket, a health club, and a 468-stall parking structure that will abut Semandiris'

extent, the 14th Avenue project could be at odds with standards adopted by the Ballard Interbay Northend Manufacturing and Industrial Center (BINMIC), one of only two industry-preservation areas (the other be-

# Mssrs. Campell and Tovar:

- Let's talk “urban density” and what it is in Washington State. Do the recent Growth Board and court decisions regarding the 4 dwelling units/acre bright line bode ill for compact development?

# Mr. Reisenauer:

- Do developers support and want compact development? Why or why not?
- If not, how can the desirability of compact development be increased to get the developers' support?

# Mr. Campell:

- How can compact development help address the lack of affordable housing in Western Washington?

# Mr. Tovar:

- New Urbanism and Form-Based Codes are very popular in other parts of the country. Do Washington's Growth Management Act or the adopted plans and regulations of cities in the Seattle area embrace such principles?

# Mssrs. Merriam and Tovar:

- Once again, we are in a period of tension and polarization between government and private property rights groups - can compact development flourish in this climate?
- To what extent does the prospect of the property rights initiative in Washington affect the likelihood of compact development as a model?



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