



City of Seattle
Seattle Planning Commission

Tim Parham, Chair
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION

Thursday, July 12, 2018

Meeting Minutes

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- Commissioners Present:** Michael Austin, Eileen Canola, David Goldberg, Ellen Lohe, Rick Mohler, Marj Press, Julio Sanchez, Amy Shumann, Jamie Stroble,
- Commissioners Absent:** Sandra Fried, Grace Kim, Tim Parham, Kelly Rider, Lauren Squires, Patti Wilma
- Commission Staff:** Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Robin Magonegil, Administrative Assistant
- Guests:** Sam Assefa, Patrice Carroll, Katy Haima, Cayce James, Susan McLain; Office of Planning and Community Development
- In Attendance:** Cindi Barker, Ruben Chi Bertoni, Wang Xue

Seattle Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

Referenced Documents discussed at the meeting can be viewed here:

<http://www.seattle.gov/planningcommission/when-we-meet/minutes-and-agendas>

Chair's Report & Minutes Approval

Vice-Chair Michael Austin called the meeting to order at 3:05 pm.

ACTION: Commissioner Rick Mohler moved to approve the June 28, 2018 meeting minutes. Commissioner David Goldberg seconded the motion. The motion to approve the minutes passed.

Vice-Chair Austin provided an overview of the meeting agenda and upcoming Commission meetings.

Announcements

Vanessa Murdock, Seattle Planning Executive Director, announced several upcoming community events. She provided an update on the process to fill the Commission's vacant Staff Analyst position.

Update: Office of Planning and Community Development

Sam Assefa, Director, Office of Planning and Community Development

If you would like to view the Office of Planning and Community Development presentation, it is included in the supporting documents found in the minutes section of our website.

Director Assefa provided an overview of several ongoing projects at the Office of Planning and Community Development (OPCD), including the following:

- Mandatory Housing Affordability (MHA). A decision by the Hearing Examiner on the appeal of the Environmental Impact Statement (EIS) is expected in October. There is some possibility that the legislation may be approved this year, but the City Council cannot take action until the SEPA process is completed. The City and the appellants held mediation discussions in June but did not reach agreement. OPCD staff is working closely with the Council.
- Accessory Dwelling Units (ADU) EIS. OPCD and City Council Central Staff are currently reviewing over 800 comments that were received during the Draft EIS (DEIS) public comment period. Director Assefa provided an overview of some of the key provisions and findings from the DEIS. The action alternatives studied in the DEIS would add up to 1,400 units across the city and decrease the number of houses torn down by 16 percent. OPCD is also looking at other ways to encourage ADUs, including access to financing, especially for low-income owners, and streamlining the process. An American Institute of Architects (AIA) event has been scheduled for July 23 for architects who have experience with ADUs.
- Duwamish Valley Program. This program has been a pilot project for the Mayor's Capital Cabinet focusing on how to integrate community planning with capital investments. OPCD has been working in partnership with the Office of Sustainability and Environment. The Duwamish Valley Action Plan was released at the end of June. The plan primarily focused on environmental justice, cleanup of the Duwamish, parks, and equitable development opportunities. It includes short-, medium-, and long-term actions, with key near-term actions in the Georgetown and South Park neighborhoods.
- Equitable Development Initiative (EDI): The EDI was created to address race and social justice issues as identified in the City's Comprehensive Plan, including improving access to opportunity and decreasing risk of displacement. The EDI has identified six key strategies to achieve community stability, resilience, and great neighborhoods with access for all. Sale of City property generated \$16 million in initial funding for the program. This funding was used for a first round of investments in community-driven projects. Remaining funds were dedicated to additional funding for projects along with additional funding from the federal Community Development Block Grant program and revenue from taxes on AirBNB rentals. A second round of funding was announced in December. A total of 34 applications were received and reviewed by OPCD staff and a 15-member community advisory group. Seven projects have been allocated funding, with an additional three with funding levels to be determined. OPCD staff is beginning the process of writing contracts and distributing funds. OPCD will conduct an equity analysis with each of the applicants to find out how effective the application process was and to make any modifications as necessary.
- Urban Village Indicators Monitoring Report. This report was released in early July. It includes data to monitor how the Comprehensive Plan's Urban Center strategy is working. The report includes indicators for growth, affordability, and livability. It is intended to keep City decision-makers informed on the results of policies in the Comprehensive Plan. The data shows that Seattle has experienced 22% of the projected 20 year housing growth in 2 years. As most of the growth has been in the Urban Centers and Urban Villages, the data shows that the Comprehensive Plan policies are working from a large-scale policy perspective.
- Chinatown/International District (C/ID) framework and implementation plan. A C/ID public safety task force recommended this framework, which focuses on five key areas – Community Stabilization, International Special Review District and Design Review, Charles Street Campus, Capital Projects Coordination, and Public Realm. One working group is exploring potential use of the City's Charles

Street facility site for affordable housing. The Capital Projects working group is reviewing Sound Transit's plans in the area. All working groups will finalize their recommendations by the first quarter of 2019.

- **Imagine Downtown:** This is a new name for the long-term recommendations phase of the One Center City project. This 18-month effort will focus on the integration of mobility, public space, and the public realm, and will supplement a typical downtown urban design plan. This project will identify public realm and transportation investments and interventions. The primary partners for this phase will be OPCD, Seattle Department of Transportation (SDOT), and Downtown Seattle Association. King County Metro and Sound Transit will stay engaged and provide some funding.
- **Outside Citywide:** This is a multi-department project to create a more integrated, equitable, and complete public space network. The project started citywide and has been narrowed down to a neighborhood-based study in South Park. The project will include Seattle Public Utilities (SPU) and Parks projects based on the recommendations of the Duwamish Valley Action Plan. OPCD will work with the Duwamish Action Team and is working to engage other partners that could be funders and implementers.
- **Seattle Public Schools.** A School Planning Technical Team (SPTT) was formed to implement parts of the 2017 City/Seattle Public Schools partnership agreement. This team is working with a consultant to determine the mechanics of ideal coordination. Demographers are working on population projections that will determine the next round of school projects. This process is just starting and will continue through 2018 and beyond.

Commission Discussion

- Commissioners asked for more information on what types of capital projects will be funded by the EDI. Director Assefa replied that each project is different - some organizations will receive funds to buy their existing spaces, while others will use funding for building new spaces. Some organizations, such as the Ethiopian Community Center and Filipino Community Center, will use funding for predevelopment activities. Africatown will use funding for pre-development activities and capital development at the Midtown Center in the Central District.
- Commissioners asked if the City/Seattle Public Schools effort involves any coordination with the Department of Education and Early Learning (DEEL). Director Assefa stated that this project is currently focused on figuring out future need for schools, mostly from a population perspective. At this point, there is no direct involvement of DEEL.
- Commissioners recommended that OPCD coordinate Sound Transit's investments with the C/ID framework and Imagine Downtown process. Director Assefa stated that there is already close coordination with these processes, especially the C/ID Capital Projects and Public Realm working groups.
- Commissioners requested more information about OPCD's work to review and provide pre-approved ADU plans. Director Assefa stated that OPCD staff has considered how many pre-approved options should be provided. Staff will be meeting with architects to discuss this at the upcoming AIA forum on July 23.

The Commissioners thanked Director Assefa and stated that they look forward to his next briefing.

Briefing: Community Planning Practice and Prioritization

Susan McLain and Cayce James, Office of Planning and Community Development

If you would like to view the Community Planning Practice and Prioritization presentation, it is included in the supporting documents found in the minutes section of our website.

Ms. McLain provided an overview of OPCD's Community Planning Practice and Prioritization report. This project originated in the Comprehensive Plan's core values and criteria for how the City should prioritize planning across communities. OPCD's community planning practice has evolved over time. Planning still includes the creation of long-term goals and visions, but now includes a new focus on implementation. Community engagement is a core function in planning. This new approach to planning helps inform capital investments of other departments.

Ms. McLain stated that OPCD has completed approximately seven Racial Equity Toolkits using a methodology that the Seattle Office of Civil Rights developed. In the future, OPCD intends to identify how to include the Racial Equity Toolkit in community planning during the scoping process.

Ms. James introduced the geospatial analysis that was used to develop the Community Planning report. Several equity criteria were combined with a growth and density map to create the final Community Planning Considerations map. This map provides a general sense of which areas of the city to consider for community planning. The high priority areas usually have high equity concerns and/or high growth and density. Any recently planned areas will likely not be at the top of the list.

Ms. McLain introduced the list of top priority planning areas, where early planning work is beginning:

- Crown Hill – including the urban village expansion area
- NE 130th/145th – a potential new urban village with a new light rail station built as early as 2024
- Downtown/Center City – focus of the Imagine Downtown planning process

The next level of community planning priorities includes the following:

- Westwood/Highland Park
- Aurora-Licton Springs
- Columbia City/Hillman City/Graham Station Area

These two priority groups will be planned in the next 2-5 years, with the second priority group starting as early as 2020. Ms. McLain introduced Katy Haima and Patrice Carroll to discuss the Crown Hill and NE 130th/145th planning areas, respectively. Ms. Haima stated that the Crown Hill planning process is in the early stages of scoping. OPCD is reaching out to underrepresented groups and others. This project will be a focused planning effort and presents great opportunities for coordinated investments with SDOT and SPU. Ms. Carroll stated that the 130th/145th study area reflects a 10-minute walk from the proposed 130th Street light rail station. The project is in the very early stages of scoping. At a minimum, the planning process will aim to identify how to get people to the station. To date, OPCD has already received a lot of feedback, ranging from great transit-oriented development (TOD) opportunities to "not in this area" comments. The planning process will include a lot of coordination with other city departments.

Commission Discussion

- Commissioners asked for more information about the demographics of the Crown Hill planning area. Ms. Haima stated that she does not have that information yet. She stated that OPCD will be doing story mapping to assist with the planning process. Commissioners recommended using data mapping as an additional opportunity for community involvement in this planning process.
- Commissioners stated that the 130th/145th community planning project is an interesting opportunity because of the proximity to the Jackson Park golf course, the topography of the area, and Thornton Creek. Commissioners commented that the offramp from I-5 at 130th is tricky and the park and ride on the west side of the golf course is underused. Commissioners recommended getting a broad range of stakeholders involved and conducting outreach in a variety of languages. Many people in this area might not understand how to participate in a planning process. OPCD should communicate in ways that help those that do not normally participate engage in this process.
- Commissioners stated that it would be helpful to the 130th/145th planning effort to understand people's trips (e.g., where are they going and why? And why did they choose to live there?)
- Commissioners asked for more information on how OPCD determined the top two categories for community planning areas. They noted that the Graham Street community has been frustrated with the lack of community planning in that area. Ms. James stated that OPCD has been tracking a separate community-led process and hopes to include some recommendations from that process.
- Commissioners recommended paying attention to engagement in communities with large immigrant populations. Not all communities are aware of the power that their input can have. Commissioners cautioned staff not mistake lack of input for lack of interest.
- Commissioners encouraged OPCD to apply lessons learned from other urban centers/urban villages and communities along the existing light rail line. Ms. McLain stated that one lesson learned from previous community planning efforts is getting the timing right in those station areas. For example, property owners started assembling properties in the University District long before the light rail station was scheduled to open. Previous station area planning efforts did not include enough focus on TOD and affordable housing. OPCD will be focusing more on community engagement and outreach in future community planning efforts.
- Commissioners recommended using the Toolkit for Inclusive Public Outreach and Engagement and incorporate an evaluation process for engagement efforts. Commissioners suggested using words "underserved" or "under-resourced" instead of "marginalized" populations. Commissioners recommended using the Racial Equity Toolkit in community planning processes. Commissioners also suggested conducting outreach to both aging and younger populations.
- Commissioners asked how community planning efforts will inform capital budgeting. Ms. McLain stated that OPCD's new planning process includes a focus on capital improvements, such as the Capital Cabinet process used in the Duwamish Valley Action Program. In the future, planning processes can inform the seven-year Capital Improvement Program with additional emphasis on the Race and Social Justice Initiative.
- Commissioners expressed their appreciation for the GIS mapping with health and equity information. Community engagement should frame this information with a reference to Seattle's long history of racism, including redlining and how school district boundaries are drawn. Commissioners also expressed appreciation for the colors used in the GIS mapping, stating that some colors can portray negative connotations. This map does not include any negative colors.
- Commissioners stated that the City of Shoreline has been planning for their side of 145th Street and asked what the Seattle side will look like. Ms. Carroll stated that OPCD will be working with Shoreline planners to understand the unique context of that area.

- Commissioners asked if there are mechanisms in place to ensure that the City’s community planning priorities can adapt over time to incorporate changes such as shifting demographics. Ms. McLain stated that other cities have ambitious programs dedicated to community planning that revisit all communities every five years. Seattle has not made that commitment. The most significant opportunity to incorporate those type of changes is in the major update to the Comprehensive Plan. Executive Director Murdock stated that a data-driven approach is a great tool for elected officials, as it is often difficult to quantify Comprehensive Plan policy language.

The Commissioners thanked OPCD staff for their briefing and stated that they looked forward to updates as the community planning process moves forward.

Public Comment

There was no public comment.

The meeting was adjourned at 5:00pm.