



**City of Seattle**  
Seattle Planning Commission

Grace Kim, Chair  
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION**

Thursday, May 25, 2017  
Approved Meeting Minutes

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Commissioners Present: Keiko Budech, Eileen Canola, David Goldberg, Grace Kim, Kara Martin, Jake McKinstry, Tim Parham, Julio Sanchez, David Shelton, Lauren Squires, Jamie Stroble, Patti Wilma

Commissioners Absent: Michael Austin, Sandra Fried, Marj Press

Commission Staff: Vanessa Murdock, Executive Director; Katy Haima, Planning Analyst; John Hoey, Senior Policy Analyst

Guests: Councilmember Rob Johnson; Bill LaBorde, Seattle Department of Transportation

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

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Referenced Documents discussed at the meeting can be viewed here:

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

### **Chair's Report**

Chair Grace Kim called the meeting to order at 7:34 am. She provided an overview of the meeting agenda and upcoming Commission meetings.

### **Minutes Approval**

Chair Kim asked for a motion to approve the draft minutes from the May 11th meeting.

**ACTION: Commissioner David Goldberg moved to approve the May 11th meeting minutes. Chair Tim Parham seconded the motion. Commissioner Jake McKinstry asked to clarify in the disclosure that he is an owner and principal of Spectrum Development Solutions. The motion to approve the minutes as revised passed.**

### **Announcements**

Executive Director Vanessa Murdock reminded the Commissioners about upcoming community events. She also reminded the Commissioners that the regularly scheduled June 8<sup>th</sup> meeting will be cancelled. The Commissioners will be attending a Race and Social Justice Initiative training that afternoon. Commissioner Budech provided a brief overview of the relevant work items currently underway at other Boards and Commissions.

### **Briefing: Comprehensive Plan Amendment Process**

*Vanessa Murdock, Executive Director, Seattle Planning Commission*

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

Director Murdock provided an overview of the Comprehensive Plan Amendment process in preparation for reviewing the submitted 2017-2018 Comprehensive Plan amendments for docketing at the June 22<sup>nd</sup> Commission meeting. Chair Kim reminded Commissioners that the docketing process is only to determine which amendments meet the criteria for docketing, and not on the merits of the proposed amendments.

#### *Commission Discussion*

- The Commissioners asked if any of the Comprehensive Plan amendments that were docketed in 2016 were re-submitted. They stated that it would be helpful to understand the scope of the Mayor's Industrial Task Force before reviewing those proposed amendments.
- The Commissioners asked staff to indicate which changes have been made to the Comprehensive Plan amendment application for the 2017-2018 amendments.

#### **Briefing: Sound Transit 3**

*Bill LaBorde, Seattle Department of Transportation (SDOT)*

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

Bill LaBorde provided an overview of the Sound Transit 3 (ST3) expansion of the regional transit network. Highlights of the proposed ST3 expansion include:

- Early investments in bus rapid transit throughout Seattle. This would include funding for improvements to Rapid Ride C & D lines, including separation of transit-only lanes, offboard payment, and signal prioritization, as well as development of a new Madison Bus Rapid Transit line. Mr. LaBorde acknowledged potential impacts of changes to federal funding that may affect the scope and design for the proposed Madison Bus Rapid Transit line.
- The West Seattle to Downtown light rail line would include one at-grade station and four elevated stations (SODO, Delridge, Avalon, Alaska Junction). Potential issues with this line include constraints associated with crossing the Duwamish River, topography challenges, and expressed interest from the community for a cut-and-cover tunnel.
- The Ballard to Downtown light rail line includes a second downtown tunnel downtown, a cut-and-cover segment south of the International District, and an elevated segment from Seattle Center to Market Street in Ballard.
- Construction of an infill station at 130<sup>th</sup> Street may be included in the ST2 Lynwood Link segment or may be delayed until later. Current land use in the vicinity does not indicate high ridership at this station.
- An infill station is proposed at Graham Street. There are no plans from Sound Transit at this point to build this station before 2031, although this could change. There have been discussions about the opportunity for redevelopment in this area. \$10 million in the Move Seattle program could be used for land acquisition around that station area.
- Sound Transit's Transit-Oriented Development (TOD) program includes \$20 million to plan for TOD during land acquisition and a \$20 million revolving loan fund for affordable housing.
- ST3 includes a new System Access Fund with an emphasis on non-motorized access, and an Innovation and Technology Fund to incorporate new mobility tools and technology into the transit system.

#### *Commission Discussion*

- The Commissioners commented on the possibility of an infill light rail station at 130<sup>th</sup> Street, stating the current land use conditions will be difficult to promote mixed use development in the vicinity.
- The Commissioners expressed frustration that the infill light rail station at Graham Street has not been prioritized over the 130<sup>th</sup> Street station. Mr. LaBorde replied that the 130<sup>th</sup> Street station could be added to the planned

Lynnwood Link construction without disruption, while construction of the Graham Street station would likely require service disruption on the existing light rail line.

- The Commissioners asked whether Sound Transit has convened a task force to consider ways to condense the light rail project timelines. Mr. LaBorde replied that the highest likelihood for achieving efficiencies in the schedule would be during the environmental review and preliminary design phases.
- The Commissioners asked how Sound Transit is working with the communities that will experience the most significant impacts, including displacement. Mr. LaBorde replied that Sound Transit is working in collaboration with SDOT, the Department of Neighborhoods, the Office of Planning and Community Development (OPCD), and is exploring the potential for a citizen advisory group. Sound Transit staff has expanded to include more significant community outreach efforts.

### **Briefing: Councilmember Rob Johnson**

*Councilmember Rob Johnson, District 4*

Councilmember Johnson began his briefing by acknowledging that Seattle has now more than 700,000 residents, making it the fastest growing city in the U.S. Seattle is on pace to meet its Seattle 2035 growth targets before the end of this decade. He then provided an overview of some of his recent legislative work, including:

- The Planning, Land Use, and Zoning Committee recently adopted the University District and Downtown/South Lake Union Mandatory Housing Affordability (MHA) regulations. The Committee is reviewing the Chinatown/International District MHA regulations now. The Central District and Uptown MHA regulations will be reviewed later this year, and the Citywide MHA regulations will be introduced early in 2018.
- Seven development projects in Downtown and South Lake Union are opting in to MHA. These projects will contribute \$25 million for affordable housing.

### *Commission Discussion*

- The Commissioners asked about proposed amendments to the MHA regulations to address displacement. Councilmember Johnson responded saying that analysis by OPCD shows that more housing is currently being built than units that are being demolished. The MHA EIS will analyze displacement effects. Adjustments to the regulations may be made based on that analysis.
- The Commissioners asked about the effect of new development on the availability of naturally affordable units. Councilmember Johnson stated that there is some indication that where many new units are being built, there is some rent stabilization.
- The Commissioners expressed interest in learning more about Sound Transit's TOD policy and asked if there is a policy for how the agency manages disposition of the many small, odd-shaped surplus properties that they own along the light rail line in South Seattle. These lots present an opportunity for creative, community-oriented developments such as cohousing. Councilmember Johnson replied that there is currently no policy specific to these small and odd sized lots, but there is interest in this issue. He is hopeful that monthly meetings with the Housing Development Consortium will result in better collaboration and innovation. The Commissioners commented that community land trusts may be interested in developing those surplus properties.
- The Commissioners asked about the next phase of community design workshops. Councilmember Johnson replied that there will likely 8-10 more meetings, some in new neighborhoods and others in neighborhoods that have already had meetings, such as Wallingford and West Seattle.
- The Commissioners asked Councilmember Johnson about the Chinatown/International District (C/ID) MHA process and his thoughts on preserving the community culture in the neighborhood. He replied that there has been significantly less opposition to MHA in C/ID than in Downtown/South Lake Union. The concerns about residential displacement are not as significant because properties in the historic district are not eligible.

- The Commissioners recognized that many organizations are developing studies on displacement and asked Councilmember Johnson if he had any thoughts on how to coordinate these. He replied that he would like to see collaboration between the non-profits and agencies doing this work.
- The Commissioners asked about the status of the King County youth detention facility. Councilmember Johnson stated that he does not know where the Council is going to end up on this issue.
- The Commissioners commented that Northeast Seattle neighborhoods have a lot of capacity for more housing and asked Councilmember Johnson if he had any thoughts about more density in those neighborhoods. He replied saying that he was inspired by the work done by the Wedgwood community on rezoning and he has been pushing for protected bike lanes in these neighborhoods. There is a big conversation on the horizon about the future of the Talaris site in Laurelhurst. These neighborhoods need more east/west transit connections when light rail opens.

### **Public Comment**

Cindi Barker suggested the Commissioners should limit their MHA recommendations to items that will be considered by the City Council during their review of the citywide MHA regulations. She noted that the Commission should include mention of both for-profit and non-profit affordable housing developers in their MHA recommendations.

**The meeting was adjourned at 9:05 am.**