



**City of Seattle  
Seattle Planning Commission**

Grace Kim, Chair  
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION  
APRIL 14, 2016  
APPROVED MEETING MINUTES**

**COMMISSIONERS IN ATTENDANCE**

Michael Austin, Lauren Craig, Molly Esteve, Yolanda Ho, Grace Kim, Amalia Leighton, Kara Martin, Marj Press, Spencer Williams, Patti Wilma

**COMMISSIONERS ABSENT**

Sandra Fried, Jake McKinstry, Tim Parham, David Shelton

**COMMISSION STAFF**

John Hoey, Policy Analyst; Robin Magonegil, Administrative Staff Assistant, Vanessa Murdock, Executive Director

**GUESTS**

Katie Sheehy, Office of Planning & Community Development

**IN ATTENDANCE**

Janes Heugas, Gabrielle Esser

*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**

- Chair Grace Kim

Chair Grace Kim called the meeting to order 3:05 pm.

Commissioner Michael Austin moved to approve the March 24, 2016 minutes. Commissioner Yolanda Ho seconded the motion. The minutes were approved.

Chair Kim provided an overview of upcoming Planning Commission meetings and encouraged the Commissioners to attend the City's Livability Night Out on April 19<sup>th</sup>.

Commissioner Yolanda Ho announced that she has accepted a new job with the Seattle Department of Transportation and will therefore need to resign her position on the Planning Commission. Her position will be filled along with the other three vacancies that are currently open. New Commissioners will be selected for appointment by the Mayor and City Council, all subject to City Council final approval.

## **Briefing on Lake City (including rezone and development standards)**

- Katie Sheehy, Office of Planning & Community Development

If you would like to view the PowerPoint presentation on the briefing on Lake City, it is included in the supporting documents found in the minutes' section of our website.

Katie Sheehy of the Office of Planning and Community Development (OPCD) presented an overview of recent integrated planning efforts in the Lake City neighborhood, including proposed zoning changes and new development standards. The Lake City planning efforts are considered to be a pilot project of the Mayor's new approach to integrated planning that includes several City departments. This approach aims to affect all components of neighborhood livability, such as land use, infrastructure, open space, transportation, jobs, and services. An integrated focus allows equity considerations and data to inform planning decisions. The integrated planning approach also commits to inclusive and innovative engagement with a broad range of community organizations and individuals.

OPCD selected Lake City as the pilot project for its integrated planning approach due to:

- Community momentum for transformation (Lake City Future First);
- Diverse, growing population;
- Need to strengthen business district, heart of the community;
- Significant social needs, vulnerable populations;
- Public safety concerns;
- Desire for growth without displacement; and
- "Strength of diversity and power of partnerships"

Ms. Sheehy provided a summary of several opportunities for new parks and recreational facilities, sidewalks and pedestrian improvement projects, affordable workforce housing, and a preschool in the neighborhood. OPCD, in partnership with the Department of Neighborhoods and the Office of Economic Development, continues to support Lake City Future First "Community Conversations" and ongoing community engagement activities. The Commissioners asked about the role of the Department of Neighborhood's Public Outreach and Engagement Liaisons (POELs) in the Lake City planning process. Ms. Sheehy stated that the POELs are helping with direct outreach to immigrant- and refugee-owned businesses. This outreach is funded by an Office of Economic Development "Only in Seattle" grant.

Ms. Sheehy then presented the proposed zoning changes and new development standards to encourage new development and redevelopment in the neighborhood. Areas currently zoned for Commercial and Multi-Family uses would be re-zoned to Neighborhood Commercial zoning to allow for more mixed use development and redevelopment. The proposed zoning changes would also expand the Pedestrian designation in certain areas of the neighborhood to create more walkable, pedestrian-oriented corridors.

During the discussion, Planning Commissioners had several suggestions, including:

- Incorporating principles of Crime Prevention Through Environmental Design into the new development standards;
- Designing wider sidewalks, setbacks and buffers to separate pedestrians from busy traffic on Lake City Way;
- Reviewing Major Institution Plans for examples of near-term opportunities and long-range projects;
- Encouraging community conversations in the Antique Mall and other similar places where people regularly gather;
- Incorporating transit nodes and other opportunities to activate spaces when planning corridor improvements;
- Providing flexibility in development standards to encourage smaller retail spaces that provide access to small businesses.

Ms. Sheehy thanked the Commissioners for their suggestions and described the next steps in the planning process.

## **Public Comment on Housing Levy Letter**

There was no public comment on the Housing Levy Letter.

### **Action on Housing Levy Letter**

If you would like to view the PowerPoint presentation on the Housing Levy Letter, it is included in the supporting documents found in the minutes' section of our website.

John Hoey provided an overview of the revisions made to the Housing Levy letter since the March 24<sup>th</sup> meeting. The revisions provided more background on Seattle growth and ongoing need for affordable housing, and emphasized the Planning Commission's support for renewal and expansion of the 2009 Levy. A revision to the letter stated that the Levy funds alone are not enough to meet the ongoing demand for production and operation of affordable housing in Seattle, and the Levy will only be successful in conjunction with other initiatives under consideration by Mayor and City Council. A new paragraph was added with the recommendation "Leverage Levy Dollars and Incentivize Partnerships to Produce Affordable Housing." This addition recognized that achieving the Mayor's housing agenda goal of producing 50,000 housing units, 40% of which or 20,000 units to be affordable, will require tripling the annual production rate. In order to achieve this, the City will need to leverage and maximize Levy dollars with other financing, new and innovative partnerships, and changes to building code. A final revision recommended using green building techniques in the production of affordable housing units to reduce energy consumption and long-term O&M costs. The Commissioners recommended changing this final revision to encourage "exploration" of using green building techniques.

Commissioner Michael Austin moved to approve the revised Housing Levy letter. Commissioner Patti Wilma seconded the motion. The letter was approved.

### **Public Comment**

There was no public comment.

The meeting was adjourned at 5:01 pm.