



**City of Seattle
Seattle Planning Commission**

Amalia Leighton, Chair
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION
AUGUST 13, 2015
MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Luis Borrero, Lauren Craig, Yolanda Ho, Grace Kim, Jeanne Krikawa, Amalia Leighton, Jake McKinstry, Tim Parham, Marj Press, David Shelton, Lauren Squires, Spencer Williams, Patti Wilma

COMMISSIONERS ABSENT

Michael Austin, Sandra Fried, Kara Martin

COMMISSION STAFF

Jeseca Brand - Policy Analyst, Diana Canzoneri - Demographer, Vanessa Murdock – Executive Director

GUESTS

Mayor Ed Murray, City of Seattle; Tom Hauger, DPD

IN ATTENDANCE

Cindi Barker, Kevin O'Neill, Roger Pence, Sarajane Siegfried, Lish Whitson

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 & Minutes Approval

- Vice Chair Marj Press

Vice Chair Press called the meeting to order at 3:00 pm

Commissioner Patti Wilma moved to approve the July 23, 2015 minutes. Commissioner Jake McKinstry seconded the motion. The minutes were approved. Commissioners Jeanne Krikawa and David Shelton abstained.

Meet and Greet: Mayor Ed Murray

Vice Chair Press introduced City of Seattle Mayor, Ed Murray.

Commissioners introduced themselves to the Mayor.

Mayor Murray spoke to his commitment to equitable growth in the city and an integrated approach to planning.

Commissioners inquired about the Mayor's vision for incorporating equality into the Comprehensive Plan update, specifically in relation to residents dependent on transit, disparities in the public schools, and public safety. Commissioners also asked the Mayor about the City's role in the region. Mayor Murray shared his commitment to hosting a K-12 summit and talked about the recent investments in transit for neighborhoods. He stated that they are moving towards goal of 70% of all residents living within walking distance to transit.

Commissioners expressed support for the HALA process and shared that they are looking forward to continuing the conversation about housing affordability through implementation of the recommendations.

Commissioners discussed home ownership and what role it might play in wealth accumulation.

Vice Chair Press thanked Mayor Murray for coming and invited him to return.

Work Session: 2035 public Draft Review – Seattle Growth Strategy

- Tom Hauger, DPD

If you would like to view the documents presented on the Seattle Growth Strategy, they are included in the supporting documents found in the minute's section of our website.

- The Comprehensive Plan Update includes new policies for the City as a regional partner in preparing and accepting growth.
- The Plan also incorporates monitoring high growth areas as well as areas with high displacement risk and using programs and planning as an intervention where appropriate.
- Create urban village boundaries that are based on a ten minute walkshed.
- The Plan lays out a commitment to creating communities throughout the City that are safe, healthy, and connected.

Commission Discussion:

Commissions discussed the Urban Village Strategy and the overall City Growth Strategy.

Public Comment: Annual Amendments Letter

Cindi Barker presented public comment in her role as resident of the Morgan Junction neighborhood. She thanked the Commission for its previous comments in review of the Morgan Junction Comprehensive Plan amendment. Ms. Barker asserted that the comments were helpful and that the applicant made the necessary changes. She added that there was additional comment on parts of the neighborhood plan that remained untouched, specifically the single-family language in the policy. She requested the Commission support the neighborhoods in their ongoing request for more resources to update their neighborhood plans, noting that short of a renewed neighborhood plan she did not have the personal resources to pull together her neighborhood and make any substantive changes to the adopted plan. She asserted the neighborhoods would welcome a neighborhood plan update.

Roger Pence commented that he was a 26 year resident of Beacon Hill and a resident of Seattle for 47 years. He noted that he had participated as a volunteer on the neighborhood planning efforts in the 90's and is still very active in his neighborhood on land use issues. He asserted that his neighborhood, North Beacon, accepted whole heartedly the urban village concept through the Mayor Rice administration and that North Beacon Hill neighbors have also been very supportive of every up zone that has been proposed and passed over the years because they see increased density as a benefit to their neighborhood business district. Mr. Pence shared that he is personally pleased to hear that Urban Village Strategy is still at the core of the Comprehensive Plan. He expressed concern with some of the HALA recommendations that would increase density outside of the Urban Villages and run counter to this strategy. He stated that he supports the Mayor and his recent removal of these policies from the implementation plans moving forward. Mr. Pence continued that he is confident that his neighbors as well as others would embrace changes to zoning throughout the city if there was a commitment to reengage in neighborhood planning.

Approve: 2014-2015 Annual Comp Plan Amendment Letter

Disclosures and Recusals:

- Commissioner Grace Kim disclosed that her firm, Schemata Workshop is currently developing projects within the University District Urban Center but these projects do not require Future Land Use Map changes and will not be impacted by the currently proposed changes to the Future Land Use Map.
- Commissioner Jake McKinstry disclosed that his firm, Spectrum Development Strategies is currently developing projects within the University District Urban Center but these projects do not require Future Land Use Map changes and will not be impacted by the currently proposed changes to the Future Land Use Map.

Commissioner Tim Parham moved to approve the letter. Commissioner Jeanne Krikawa seconded the motion. The motion to approve the 2014-2015 Annual Comp Plan Amendment Letter passed.

Work Session: Housing Affordability and Livability Agenda

If you would like to view the documents presented on the Housing Affordability and Livability Agenda, they are included in the supporting documents found in the minute's section of our website.

- Staff outlined the two top near-term priorities for Commission to review and comment on:
Building Affordability as we grow: Commercial Linkage Fee and Mandatory Inclusionary Housing (with upzones in proportion to requirements), and
Increasing Opportunities for Multifamily Housing
- Second level priorities for Commission comment include:
Expanding the Multifamily Property Tax Exemption Program
Comprehensive Parking Reform, and
Preventing displacement of low-income residents (tenants and homeowners)
- Staff briefly outlined the current legislation timeline.

Commission Discussion:

Commissioners discussed the Council calendar and the timing for the upcoming City Council action on any HALA recommendations. There was general support for continuing to weigh into the recommendations as they are proposed.

Commissioners discussed and expressed interest in reviewing the full package of recommendations as a package as well as single parts/programs noting that the first formal letter from the Commission on the package is scheduled to be reviewed and approved in October.

Commissioners discussed the "Commercial Linkage Fee" and expressed some interest in further discussions about small businesses that may be displaced as a result of new construction. They confirmed that displacement of commercial support businesses is incredibly important to stemming displacement of communities overall.

PUBLIC COMMENT

Sarajane Siegfried provided comment on the HALA recommendations stating that she has been a resident volunteer on the Lake City Urban Design Framework. She informed the Commission that several Lake City community members have commented on the HALA recommendations and she would provide a copy of letter to the Commission. She expressed concern that the HALA recommendations do not adequately address concerns of livability, and requested that the Commission consider raising this point in their comments. Ms. Siegfried cautioned the optimism of the HALA recommendations particularly in regards to state funding and programs that need to be changed by the State Legislature. She suggested a better way to approach preservation of existing units is to explore Councilmatic bonds.

Cindi Barker provided comment to the Commission on the HALA recommendations noting that the following Tuesday Councilmember Mike O'Brien would be holding a meeting to set forth a calendar for review of HALA recommendations. She suggested that the Commission as well as neighborhood representatives would be reviewing these proposals and that there may be a shared interest and ability to work together to formulate a viewpoint on the recommendations. Ms. Barker suggested asking common questions like, what outreach is proposed, and will there be speakers to help explain these complex issues. She continued that the conversation will be more successful if there is a good conversation with the community.

Roger Pence informed the Commission of his interest in any changes that may be discussed in the future on changes to single family areas within the city, specifically changes to single family outside of Urban Villages. He agreed with previous speakers that the notion of livability had been largely absent from the HALA discussions to date and urged the Commission to not overlook this important piece.

ADJOURNMENT

Vice Chair Press adjourned the meeting at 5:30