



**City of Seattle
Seattle Planning Commission**

Amalia Leighton, Chair
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION
FEBRUARY 26, 2015
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Catherine Benotto, David Cutler, Brad Khouri, Grace Kim, Jeanne Krikawa, Amalia Leighton, Kara Martin, Marj Press, David Shelton, Lauren Squires, Patti Wilma

COMMISSIONERS ABSENT

Michael Austin, Luis Borrero, Tim Parham, Matt Roewe

COMMISSION STAFF

Jeseca Brand - Policy Analyst, Diana Canzoneri - Demographer, Robin Magonegil - Administrative Assistant, Vanessa Murdock - Executive Director

GUESTS

Councilmember Mike O'Brien

IN ATTENDANCE

Cindi Barker, Esther Handy, (CM O'Brien's staff) Susan McLain (DPD staff) Lish Whitson (Council Central staff)

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 7:33 am.

Vice-Chair Press noted upcoming Commission committee meetings. Vice-Chair Press mentioned the upcoming National APA Conference, noting that the Planning Commission has been invited to a Commissioner breakfast on Sunday, April 19.

Action: Commissioner Patti Wilma moved to approve the February 12, 2015 minutes. Commissioner Jeanne Krikawa seconded the motion. The minutes were approved.

2015 Annual Comprehensive Plan Amendments - Review Draft Letter

- SPC staff

If you would like to view the power point presentation on the 2015 Comprehensive Plan Amendments Letter, it is included in the supporting documents found in the minute's section of our website.

Summary of SPC recommendations:

- Morgan Junction Amendments – Future Land Use Map; approve because the proposed amendment supports the Urban Village strategy. Neighborhood Plan language; approve with modifications. The Commission expressed concern with the prescriptive nature of the amendment language.
- Lake City Amendments – Future Land Use Map; approve because it supports the Urban Village strategy. Neighborhoods Plan language approve.
- 23rd & Jackson Amendments – Future Land Use Map, approve because the proposed amendment supports the Urban Village strategy. Neighborhood Plan language; approve.
- Downtown Neighborhoods Plan Amendments – Approve because the proposed amendment allows for increased flexibility for future affordable housing programs.

Staff briefed the Commission on the University District Comprehensive Plan amendment.

Commissioner Comments and Questions

Commissioner Press offered technical edits to the Commission's initial letter on Morgan Junction, Lake City, 23rd and Jackson, and the Downtown Neighborhood Plan.

Commissioners expressed their concern with the proposed University District Future Land Use Map changes; stating that the removal of several parcels from the Urban Center in response to a community amendment were troubling because the resulting boundary would isolate the park. The Commission values varying land use and development around the park as an amenity to the neighborhood. They also expressed their concern that removing these parcels opens the door to future community proposals based on current land use and not what is planned for the future. Finally, Commissioners expressed concern with the affordability justification, noting that the housing may be affordable currently but that does not preclude it from changing use and becoming unaffordable in the future.

Equity in Planning

- Councilmember Mike O'Brien

Councilmember O'Brien's opening remarks included:

- Historical Context in planning is vitally important. It is essential that when planning for the future we remember that development patterns were not by accident but instead by choice. Seattle has a history of exclusion for some and inclusion for others and it is important to remember this historical context when planning.
- The City's public engagement needs to address the diverse needs of various communities. There is work to be done to ensure that we are engaging all communities more deeply. CM O'Brien offered examples of the Loyal Heights neighborhood and the Graham Street station stakeholders as two

neighborhoods experiencing different kinds of changes and thus needing those changes to be addressed differently. Each requires and requests different things from their government.

- The Comprehensive Plan cannot have a one-size fits all approach to planning. Each neighborhood needs a different set of tools. Throughout this process it is incumbent upon us to engage and clearly articulate which tools are available and how we might continue successes and learn from the past.
- The City must invest in all City neighborhoods equitably. We cannot continue to distribute the same amenities to each neighborhood. The next step will be how we make sure that this strategy is spelled out in the adopted plan.

Commissioner Comments and Questions

Commissioner Benotto briefly updated the Commission on the progress of the Mayor's Housing Affordability and Livability Advisory group. Councilmember O'Brien responded that there is an opportunity to create access to neighborhoods that have high opportunity and are amenity rich.

Commissioners shared with Councilmember O'Brien their interest in how to get equitable language into the Comprehensive Plan so that it would be applied throughout departments and programmatically. Councilmember O'Brien agreed that a good first step would be to define equity as a community. He added that displacement by vulnerable populations continues to increase and there is need for new tools and new solutions that are measurable.

Commissioners expressed their interest in looking more deeply at the way the City allocates resources, noting that while the Urban Villages have been a good model for allocating growth, they may not be the best way to distribute amenities. They suggested that by using an equity lens, resources can be distributed to the areas that are in the highest need. The Commission also urged Councilmember O'Brien to look at equity in terms of outcomes instead of measuring inputs. Councilmember O'Brien agreed that we should be looking at equity outcomes and measurements. He added that Seattle is on the cutting edge for this conversation and creating new tools. There is no model that Seattle can use to completely address these issues.

PUBLIC COMMENT

Cindi Barker spoke to the discussion on the Morgan Junction amendment. She chronicled the work of the community with the Department of Planning and Development and asked that the Commission reconsider this part of the amendment letter. She acknowledged the language was prescriptive, and informed the Commission that was intentional. Ms. Barker stated that the intention of the drafters of the amendment was to preserve single family within the Urban Village and only allow flexibility for this particular parcel for this particular development.

ADJOURNMENT

Vice-Chair Press adjourned the meeting at 9:00 am.