



City of Seattle

Seattle Planning Commission

Rick Mohler and Jamie Stroble, Co-Chairs
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION

Thursday, March 24, 2022

Approved Meeting Minutes

Commissioners Present: Mark Braseth, McCaela Daffern, Roque Deherrera, Matt Hutchins, Rose Lew Tsai-Le Whitson, Rick Mohler, Radhika Nair, Alanna Peterson, Dhyana Quintanar, Julio Sanchez, Lauren Squires, Jamie Stroble

Commissioners Absent: David Goldberg, Patience Malaba

Commission Staff: Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Olivia Baker, Planning Analyst; Robin Magonegil, Commission Coordinator

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

Co-Chair Rick Mohler called the meeting to order at 7:36 am. Co-Chair Mohler offered the following land acknowledgement:

'On behalf of the Seattle Planning Commission, we'd like to acknowledge that the city of Seattle is on stolen Coast Salish land, specifically the ancestral land of the Duwamish, Suquamish, Stillaguamish, and Muckleshoot Tribes. We strive to remedy this injustice through our beliefs and actions in helping to steward our land and communities in Seattle.'

Co-Chair Mohler asked fellow Commissioners to review the Color BraveSpace norms. He reminded the Commissioners that they have collectively agreed to abide by these norms.

<p>ACTION: Co-Chair Jamie Stroble moved to approve the March 10, 2022, meeting minutes. Commissioner Alanna Peterson seconded the motion. The motion to approve the minutes passed.</p>
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Announcements

Vanessa Murdock, Seattle Planning Commission Executive Director, provided a brief review of the format for the online meeting and noted that due to the online format, public comment must be submitted in writing at least eight hours before the start of the Commission meeting.

Discussion: Sound Transit West Seattle and Ballard Link Extensions DEIS Comment Letter

DISCLOSURES/RECUSALS: Commissioner Dhyana Quintanar disclosed that her employer, WSP, supports the West Seattle and Ballard Link Extensions project through a general engineering contract with Sound Transit. She recused herself from the discussion. Commissioner Rose Lew Tsai-Le Whitson disclosed that her employer, Jacobs Engineering, is part of the team producing the Environmental Impact Statement (EIS) for this project. She recused herself from the discussion. She stated that she can respond to technical comments not related to the content of the EIS. Commissioner Alanna Peterson disclosed that her employer, Pacifica Law Group, does work for Sound Transit on land use and other issues. She recused herself from the discussion.

John Hoey, Seattle Planning Commission staff, provided an overview of the Commission's draft comment letter on Sound Transit's West Seattle and Ballard Link Extensions (WSBLE) Draft Environmental Impact Statement (DEIS). The Commission will take action on a final draft letter at its April 14 meeting. Sound Transit's 90-day comment period ends on April 28. Mr. Hoey reviewed the outline of the draft comment letter as follows:

- I. Introduction (Over-Arching Comments)
- II. Equity and Environmental Justice
- III. Climate Change
- IV. Transit-Oriented Development
- V. Stations in Industrial Areas
- VI. Transportation, Transit, Multi-Modal Connections
- VII. Housing and Displacement

Commission Discussion

- Commissioners recommended the discussion of business displacement in the Housing and Displacement section of the letter could be cross-referenced in the Equity section also.
- Commissioners suggested that the Equity section could be improved by including strong language similar to that used in the Climate Change section.
- Commissioners noted that there have been a lot of community conversations about the 5th Avenue alternative in Chinatown/International District (C/ID), expressing concerns about what that alternative will do to the cultural identity and cohesion of the neighborhood. Sound Transit is building this transit system for the next 100 years and the C/ID station presents an opportunity to build the best transit hub in the system. Commissioners encouraged Sound Transit to develop partnerships and work with the City to make the 4th Avenue alternative more feasible.
- Commissioners suggested moving the final paragraph of the Stations in Industrial Areas section to the Climate Change section and reference that language again in the Stations in Industrial Areas section.

- Commissioners requested more information on the specific types of businesses and housing that are being displaced, including affordable housing, market-rate housing, small businesses, large businesses, and women- and minority-owned businesses.
- Commissioners commended the inclusion of language related to remnant parcels and expressed optimism that Sound Transit will develop a transit-oriented development strategy that includes these parcels.

Update: Comprehensive Plan Major Update

Michael Hubner and Aja Hazelhoff, Office of Planning and Community Development

DISCLOSURES/RECUSALS: Commissioner Radhika Nair disclosed that her employer, BERK Consulting, is leading the environmental review of the Comprehensive Plan. She stated that she is not personally working on this effort. Co-Chair Jamie Stroble disclosed that she is a subcontractor partnering with and supporting one of the community-based organizations that is working on community engagement for the Comprehensive Plan Major Update and the Seattle Transportation Plan.

Mr. Hubner stated that the Major Update to the City’s Comprehensive Plan has been branded and launched as the One Seattle Comprehensive Plan Update. The Office of Planning and Community Development (OPCD) is working to develop messages to make this effort recognizable and legible to the greater community. This Plan will be informed by the following four core values:

- Race and Social Equity
- Environmental Stewardship
- Community
- Economic Opportunity and Security

The City is required to complete an update to its Comprehensive Plan every 8 years. The goal is to adopt a new Comprehensive Plan in 2024. Mr. Hubner stated that this work will be coordinated with other City planning projects, including the Seattle Transportation Plan, the Parks and Open Space Plan, Seattle Public Utilities’ Shape Our Water work program, and OPCD’s Industrial and Maritime Strategy. The Plan update will address several major challenges for our communities and Seattle as a whole, including:

- Racial inequities, past and current
- Housing costs
- Displacement pressures
- Climate change and resilience
- Investments to meet existing and future community needs

Mr. Hubner stated that the Urban Village Growth Strategy has been successful in establishing a pattern of growth since 1994. This strategy concentrates new housing and jobs in designated urban centers and

villages and focuses most growth in compact, walkable, mixed-use neighborhoods linked by transit. Most land outside urban villages is occupied by single family homes, a pattern that has been shaped by a history of racial segregation and exclusion.

Mr. Hubner stated that Seattle has grown at a rapid pace in the past decade. Between 2019 and 2044, Seattle is anticipating at least 112,000 new homes and 169,500 new jobs, which are the minimum growth targets adopted by the Growth Management Planning Council. The One Seattle Plan will explore new ideas for where and how the City will grow, such as:

- Adding new urban centers or villages
- Allowing more options for housing across the city
- Complete neighborhoods where more people can walk to local shops and services
- Planning for more growth around transit
- Strategies to reduce the displacement of households and businesses

Ms. Hazelhoff provided an overview of the One Seattle public engagement program and schedule. She stated that the project website <https://www.seattle.gov/opcd/one-seattle-plan> was launched March 8. OPCD is interested in hearing from citizens with their ideas about a broad vision for the future of the city and how they want to be involved in the process over the next few years.

Ms. Hazelhoff provided an overview of OPCD's new interactive virtual engagement platform. Citywide and community engagement will use a hybrid on-line and in-person approach using a new online platform, CitizenLab. This new platform supports multiple modes of participation in the planning process, including surveys, workshops, discussion forums, written comments, mapping, and more. OPCD will supplement use of virtual engagement with in-person events, presentations, and other outreach. OPCD recently established partnerships with six community-based organizations (CBOs) for engagement in underserved communities. These partners will have twelve-month contracts at \$30,000 each. Outreach efforts will center race and equity in the engagement process. Each engagement workplan reflects and responds to the unique communication needs of its community. Mr. Hubner stated that the work plans for these CBOs are creative, thoughtful ways to engage the community. Several of the CBOs have proposed arts-oriented approaches, including videos, walking tours, presentations, pop ups, and collaborations with community liaisons to reach out to marginalized communities.

Mr. Hubner provided an overview of some highlights from the 2022 Washington state legislative session, including several bills related to the Growth Management Act. HB 1241 moved the deadline for the 2024 Comprehensive Plan update from June 2024 to December 2024. This legislation also changed the update cycle from every eight years to every ten years and added a new requirement for a five-year progress report on Comprehensive Plan implementation. These changes will take effect in the next Comprehensive Plan update cycle. Seattle's next Comprehensive Plan will be due in 2034. A progress report will be prepared in 2029. HB 1099 did not pass out of the legislature in 2022. This bill would have required new a Climate Change element in the Comprehensive Plan. The City is still committed to

developing resilience policies. The legislature did provide additional \$10 million in funding for local planning, including Comprehensive Plan updates.

Commission Discussion

- Commissioners asked if OPCD is collecting demographic information on survey responses. Ms. Hazelhoff answered yes. OPCD wanted to get a good sense of who is responding to the survey and has been pleasantly surprised by the responses. The racial makeup of the respondents reflects general trends in the city.
- Commissioners requested more information on engagement goals that can be tracked and used to determine if this effort is successful. Mr. Hubner stated that OPCD has developed a community engagement ethos that addresses expected outcomes but has not developed a specific set of metrics for this effort. Ms. Hazelhoff stated that the CitizenLab platform is a great way to synthesize all the engagement data. The platform will also allow OPCD to upload additional engagement information from the CBOs and community liaisons into CitizenLab. It is very much an open data platform that increases transparency of this effort.
- Commissioners asked how the results of neighborhood planning efforts will be incorporated into the Comprehensive Plan. Mr. Hubner stated that the Comprehensive Plan is divided into three sections. The first section includes citywide policies. The Major Update is focused on that section. The second section contains the adopted neighborhood plans, most of which were grandfathered into the Seattle 2035 Comprehensive Plan from planning that had occurred in the 1990s. A determination about which neighborhood plans would make sense to include in this update has not yet been made. OPCD will be looking at how to incorporate new neighborhood planning work, such as Little Saigon and other ongoing planning efforts. Commissioners encouraged OPCD to consider the exclusionary nature of the older neighborhood plans.
- Commissioners requested additional information about the One Seattle branding of the Comprehensive Plan. Mr. Hubner stated that the new Mayor established the term One Seattle for a broad set of initiatives. The One Seattle concept encompasses the entire city and resonates with work that OPCD is already doing. Commissioners stated that the One Seattle concept implicitly refers to the current trajectory of two Seattles – the urban villages and land outside of the urban villages. A recent article on urban buffers described the potential for upzoning without increasing land values. Increasing the potential for housing on a broad number of parcels reduces the demand for individual parcels.
- Commissioners expressed concerns with the use of 112,000 new housing units as the baseline target for the Comprehensive Plan and recommended an increased baseline target of at least 152,000 new housing units.
- Commissioners asked if OPCD has identified any lessons learned from the last Comprehensive Plan update. Mr. Hubner stated lessons learned include the need to reach more people, especially underrepresented communities. The first draft of a public participation plan is on OPCD's website.

Public Comment

There was no public comment.

The meeting was adjourned at 9:00 am.