



City of Seattle
Seattle Planning Commission

Tim Parham, Chair
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION

Thursday, October 11, 2018
Approved Meeting Minutes

Commissioners Present: Michael Austin, Eileen Canola, David Goldberg, Veronica Guenther, Grace Kim, Rick Mohler, Kelly Rider, Amy Shumann, Patti Wilma

Commissioners Absent: Sandra Fried, Tim Parham, Marj Press, Julio Sanchez, Lauren Squires, Jamie Stroble

Commission Staff: Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Connie Combs, Policy Analyst; Robin Magonegil, Administrative Assistant

Guests: Catherine Bailey, Kris Ilgenfritz, Sam LaPella

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

Vice-Chair Michael Austin called the meeting to order at 3:08 pm and announced several upcoming Commission meetings.

ACTION: Commissioner Eileen Canola moved to approve the September 27, 2018 meeting minutes. Commissioner Rick Mohler seconded the motion. The motion to approve the minutes passed.

Announcements

Vanessa Murdock, Seattle Planning Commission Executive Director, announced several upcoming community events, including a Crown Hill community planning open house, Feet First West Seattle light rail walk and talk, Imagine Greater Downtown open house, and Ballard urban design guidelines open house. She also announced that nominations for 2019 Planning Commission leadership positions are due by Friday, October 19.

Update: Office of Planning and Community Development

Sam Assefa, Director, Office of Planning and Community Development

Director Assefa provided brief updates on the 2019 Office of Planning and Community Development (OPCD) budget and several community planning projects. The proposed OPCD budget includes revenue from the new AirBnB tax, which will be dedicated to the Equitable Development Initiative. Additional funding will come from Community Development Block Grants.

Director Assefa discussed the status of community planning efforts in the Chinatown/International District (C/ID) neighborhood. This work has included five ongoing focus areas: public realm, International Special Review District (ISRD), capital projects coordination, community stabilization, and the Charles Street campus. Each of these processes has a different timeline. Some have work products and recommendations wrapping up by end of 2018. There has been some dissatisfaction with the process in the C/ID community, resulting in the Community Advisory Committee deciding to disband. Three of the five workgroups (public realm, ISRD, and capital projects coordination) have decided to continue. OPCD is working on a strategy to re-set this work in 2019. Director Assefa stated that OPCD is working with other departments to organize a new team focused on the Sound Transit 3 West Seattle and Ballard Link Extensions project issues in C/ID. Sound Transit will continue to conduct their own community engagement in that neighborhood.

Director Assefa provided an overview of the Crown Hill and NE 130th and 145th Streets community planning processes. Both projects are in the scoping phase and involve multi-department staff. The first Crown Hill community workshop is scheduled for October 13th. OPCD staff is working with Seattle Department of Transportation (SDOT) staff on scoping the 130th and 145th project. Initial public involvement will start by the end of this quarter. The Imagine Greater Downtown project is moving forward with an open house on October 18th. Staff will bring together big ideas, including other public realm projects. Work on this project is anticipated to be completed in the first quarter of 2019.

The City recently received \$1.5 million from the Convention Center expansion project for a Lid I-5 feasibility study. OPCD will be leading a process with SDOT with a focus on urban design, community engagement, finance, and management issues. The City hopes to have a consultant RFP ready by the end of 2018 and work underway in the first quarter of 2019.

Commission Discussion

- Commissioners asked for more information about funding in the Mayor's proposed 2019 budget dedicated to the planning for the 130th Street and Graham Street light rail station areas. Graham Street constituents have a strong vision for their community and have been requesting planning assistance for more than a decade. Director Assefa stated that funds for those projects are allocated to SDOT. OPCD will be coordinating with SDOT. He also said that staff have been tracking the community process in the Graham Street station area and will engage when the timing is appropriate.

- Commissioners asked whether the proposed ISRD design guidelines will be advanced for consideration at the same time as any necessary code amendments. Director Assefa stated that it is not clear at this time how these will be handled.
- Commissioners stated that the C/ID community planning process has involved a lot of daytime meetings, which are difficult for community stakeholders to attend without compensation. Commissioners stated that compensation for participation should be considered for all communities with large numbers of people of color. Director Assefa stated that the proposed 2019 budget includes enhancing the Department of Neighborhoods' community engagement efforts.
- Commissioners asked if the Imagine Greater Downtown outreach efforts will collect feedback from commuters at regional transportation hubs (e.g., C/ID, LINK stations). Director Assefa stated that a lot of that work was done early in the One Center City process.
- Commissioners requested the opportunity to review the Lid I-5 feasibility study scope of work and stated that the Planning Commission should be involved in this process.

MHA Update and Displacement Analysis in FEIS

Sara Maxana, Office of the Mayor; Nick Welch and Geoff Wentlandt, Office of Planning and Community Development

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

Ms. Maxana provided an update on the status of the citywide Mandatory Housing Affordability (MHA) legislation, as well as a projected implementation timeline in 2019. She introduced the displacement analysis in the MHA Final Environmental Impact Statement (FEIS). Seattle's historic pattern of racial exclusion has resulted in disproportionate impacts to communities of color and disparate access to homeownership. She then introduced the MHA affordable housing goal of 6,000 rent- and income-restricted units affordable to households at or less than sixty percent of average median income (AMI).

Mr. Welch provided an overview of the City Council's 2017 Displacement Resolution and the 2016 Growth and Equity Analysis that was included in the Seattle 2035 Comprehensive Plan. This analysis included a displacement risk index and an access to opportunity index. All of Seattle's urban villages were categorized by displacement risk and access to opportunity. This analysis became a central part of the MHA DEIS. The FEIS included additional analysis of racial equity, including historical context, demographics, and housing data with an explicit focus on race. Mr. Welch summarized the three types of displacement: physical displacement, economic displacement, and cultural displacement. He discussed how the FEIS Preferred Alternative used the Growth and Equity Analysis to vary the scale of proposed zoning changes based on displacement risk and access to opportunity.

Ms. Maxana summarized how the Planning Commission's previous comments were addressed in the FEIS and noted which ones were not addressed in the FEIS but designated for future work. She noted that the Commission's comments to favor MHA performance units over payment-in-lieu were not pursued. She stated that MHA payment funds are very important as they allow outcomes that the market will not produce. The City can leverage MHA payment funds with additional funding sources to

create more units. Ms. Maxana highlighted the next steps for the MHA legislation and other affordable housing actions in 2019.

Commission Discussion

- Commissioners commented that the FEIS data presented could lead to various conclusions about actual displacement trends. Mr. Welch stated that the EIS analysis attempted to document public concerns about displacement. He stated that the data shows a loss of low-income households. Mr. Wentlandt stated that of the three kinds of displacement, physical and economic displacement are easier to quantify than cultural displacement. Commissioners noted that physical displacement includes tearing down more than one small home to build one larger home.
- Commissioners noted a preference for MHA performance to generate units in some neighborhoods where these projects are happening. Ms. Maxana stated that the MHA implementing framework legislation was written to ensure that MHA funds will be distributed equitably.
- Commissioners asked whether the MHA timeline for delivering 6,000 affordable units has been revised because of the EIS appeal process. Ms. Maxana stated that the timeline has been revised to reach that goal within ten years. She noted that MHA is already in place in several places and will generate one-half of those projected units.
- Commissioners asked whether any ongoing monitoring will be conducted to determine that MHA is not limiting economic development. Ms. Maxana stated that an Equitable Development Indicators monitoring program will be established for that purpose. Executive Director Murdock noted that the EDI Resolution mandates review of the EDI Indicators by the Planning Commission.
- Commissioners asked how many of the original sixty-five HALA recommendations have been implemented. Ms. Maxana stated that approximately two-thirds of the recommendations have been initiated. Of those that have not been addressed, several are statewide issues.
- Commissioners asked OPCD staff if there is any information that they wish had been available for the EIS. Mr. Wentlandt stated that it would have been helpful to have data on why people move. He noted that the Puget Sound Regional Council has added a “why did you move” question to their regional survey.
- Commissioners asked whether OPCD considered including an overlay for redlining or racial covenants on the MHA EIS maps. Ms. Maxana showed a map that highlights areas of the City that have a greater or less than average racial composition. Mr. Wentlandt stated that OPCD received feedback from the community that the EIS should have led with race.

The Commissioners thanked Ms. Maxana, Mr. Welch, and Mr. Wentlandt for their presentation.

Public Comment

There was no public comment.

The meeting was adjourned at 5:00 pm.