



City of Seattle
Seattle Planning Commission

Michael Austin, Chair
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION

Thursday, September 26, 2019

Approved Meeting Minutes

Commissioners Present:	Sandra Fried, David Goldberg, Kelly Rider, Julio Sanchez, Amy Shumann, Lauren Squires
Commissioners Absent:	Michael Austin, Grace Kim, Rick Mohler, Jamie Stroble, Patti Wilma
Commission Staff:	Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Connie Combs, Planning Analyst; Robin Magonegil, Commission Coordinator
Guests:	Michael Hubner, Patrice Carroll, and Quanlin Hu, Office of Planning and Community Development

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

Acting Chair David Goldberg called the meeting to order at 7:40 am and announced several upcoming Commission meetings.

ACTION: Commissioner Sandra Fried moved to approve the September 12, 2019 meeting minutes. Commissioner Amy Shumann seconded the motion. The motion to approve the minutes passed.

Announcements

Vanessa Murdock, Seattle Planning Commission Executive Director, announced that the October 10th Commission meeting would be held in the Delridge neighborhood. She stated the format of the meeting will be different than the Commission's standard format. The intent of this format is to introduce Commissioners to the community and hear issues and concerns directly from community members. Commissioner Rick Mohler recently participated in a webinar titled "Addressing Residents' Concerns About Allowing ADUs and Other Types of Additional Homes in Single Family Residential Areas." Executive Director Murdock encouraged Commissioners to watch this webinar. She also

announced several upcoming community events, including a 130th/145th Street station area planning community workshop and an Imagine Greater Downtown celebration at Friends of the Waterfront.

Briefing: Future Major Update to the Comprehensive Plan

Michael Hubner and Patrice Carroll, Office of Planning and Community Development

If you would like to view the Future Major Update to the Comprehensive Plan presentation, it is included in the supporting documents found in the minutes section of our website.

Mr. Hubner provided some background and history of the City of Seattle's Comprehensive Plan. He reminded the Commissioners that the Comprehensive Plan is a visionary, long-term policy document. The Plan includes a growth strategy and a number of policies that provide direction for how the City grows such as programs, investments, and the regulatory framework for development. Comprehensive planning is done within a framework established by the State. The latest regional plan – Vision 2050 – has not been adopted yet by the Puget Sound Regional Council. Countywide planning policies that set growth targets for individual cities will be developed in 2020. Ms. Carroll worked on the last update to the Plan - Seattle 2035. This next Major Update provides an opportunity to address challenges and structural issues in the Plan. The State's deadline for the Major Update is 2023.

Mr. Hubner shared a preliminary schedule for the Major Update that includes an anticipated launch in 2020; scoping and formulating alternatives in 2020-2021; writing updated draft goals and policies in 2021-2022; and publication of the final Environmental Impact Statement and the Mayor's Plan in 2023. Ms. Carroll stated that the Office of Planning and Community Development (OPCD) is reviewing the budget, staffing plan, and schedule for the Major Update. OPCD is also in the early stages of developing its community engagement strategy. Ms. Carroll highlighted some trends and key drivers for the Major Update. Racial Equity will be a key framework for this work. The City Council asked OPCD to conduct a Racial Equity Analysis in coordination with the Department of Neighborhoods and the Office of Civil Rights. This analysis is expected to be informed by data. OPCD is in early discussions with Policy Link and will work with local community stakeholders for meaningful, targeted engagement around the issue of racial equity.

Commission Discussion:

- Commissioners asked whether OPCD is thinking about doing a separate racial equity analysis or incorporating it into the Plan. Ms. Carroll stated that the racial equity analysis is not part of the legal SEPA framework, so it might complicate the process to include the analysis in the Plan itself. However, there is a preference to integrate it, rather than have two separate documents. Mr. Hubner stated the Comprehensive Plan does not include the analytic work that leads to forming the alternatives. OPCD is considering having Policy Link integrate the racial equity work while formulating the alternatives. Completing this work at the beginning of the process will be meaningful. Commissioners expressed support for integration of the racial equity analysis with the Plan. Commissioners encouraged OPCD to reach out to Public Health – Seattle & King County for input.

- Commissioners encouraged OPCD to address the relationship between transit and land use, to look at new mobility and emerging technology, and to develop policies to manage use of the right-of-way in the Major Update.
- Commissioners stated the Comprehensive Plan is an example of planning at a major scale. The Seattle 2035 Comprehensive Plan appeared to have challenges addressing things that are not Seattle-specific such as wealth inequities and access to education. The connection between the City, State, and School District is important to address.
- Commissioners asked whether OPCD has identified any critical areas to address in this Major Update based on looking back at previous processes. Mr. Hubner stated that staff expertise and capacity may be an issue; it would be especially helpful to have economic expertise. OPCD will need a strong SEPA consultant and a robust transportation analysis. Ms. Carroll expressed an interest in incorporating new scenario planning tools and other innovative work from OPCD in the Plan. Mr. Hubner stated that OPCD's community engagement strategy will utilize a different skillset and a cultural focus, which is just as important as technical expertise. He acknowledged that topics in the Comprehensive Plan are hard to understand for the general public. OPCD will need to make them meaningful and tangible. He stated OPCD would welcome the Commission's thoughts on creating a public participation plan.
- Commissioners reminded Mr. Hubner that the Planning Commission is developing a white paper on evolving Seattle's growth strategy. The white paper addresses many of the themes identified for content in the Major Update. Commissioners expressed gratitude to see housing, livability, and climate listed as key drivers for the next Plan. Many overarching strategies have co-benefits across all three of these themes.

The Commissioners thanked Mr. Hubner and Ms. Carroll for their presentation.

Briefing: Lid I-5 Feasibility Study

Quanlin Hu, Office of Planning and Community Development

If you would like to view the Lid I-5 Feasibility Study presentation, it is included in the supporting documents found in the minutes section of our website.

Ms. Hu provided an overview of the Lid I-5 Feasibility Study, including the project background, purpose, and approach. The study was funded by the public benefits package provided by the Washington State Convention Center expansion. The overall structure of the project includes a technical advisory team, study committee, steering committee, and community stakeholders. The study's purpose is to determine what is possible from a technical and financial perspective; what can be built and where; project costs and implementation; and next steps. Ms. Hu provided diagrams of the overall work program and conceptual project schedule, including major milestones.

The Feasibility Study team will present what can be built in November, including two bookends – civic and private development. A test case analysis will document what the market can absorb; the urban design context; a displacement analysis; and a mitigation strategy. The team is hoping to have cost estimates by the end of the year. A final report is expected to be completed by April 2020. The

Feasibility Study is just the beginning of the Lid I-5 process. This study does not imply that I-5 will be lidded. If it is decided to lid I-5, the earliest would be 2035-2045.

Ms. Hu described the project's guiding principles, including consideration of the Seattle 2035 Comprehensive Plan and the Imagine Greater Downtown projects to produce key study assumptions and requirements. She highlighted the geospatial analysis and structural assessment boundaries, as well as a structural inventory that includes fifteen bridges, more than thirty retaining walls, and several off-ramps. Ms. Hu shared images and cost comparisons of park, civic, and private case studies. Lastly, she listed some early next steps, including a traffic network study, a fire and life safety study, construction staging and phasing study; and geotechnical field explorations.

Commission Discussion:

- Commissioners asked whether private development would be considered part of the funding strategy. Ms. Hu stated an ideal strategy would involve private development. The project consultant is working on various scenarios (e.g., all public, all private, public and private).
- Commissioners encouraged the project team to look at potential policy scenarios, including the physical constraints on our transportation system and the need to reduce single-occupant vehicles. Commissioners recognized the complexity of phasing, staging, and scheduling issues associated with this type of project, including maintaining an active highway while building a lid. Commissioners stated the associated construction impacts should not be underestimated.
- Commissioners expressed enthusiasm for the opportunity to create more land in the central business district and to advance mobility priorities in downtown. Commissioners highlighted the Tilikum Crossing project in Portland, which provides for only transit and bike/pedestrian traffic.
- Commissioners asked about the Washington State Department of Transportation's vision for this project. Ms. Hu stated the City and WSDOT are in partnership. WSDOT is thinking of the overall system from Everett to Olympia. Lidding is not in any of their plans.

Commissioners thanked Ms. Hu for her presentation.

There was no public comment.

The meeting was adjourned at 8:54 am.