



**City of Seattle**  
Seattle Planning Commission

Grace Kim, Chair  
Valerie Kinast, Interim Executive Director

**SEATTLE PLANNING COMMISSION**

Thursday, August 25, 2016

Approved Meeting Minutes

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Commissioners Present: Michael Austin, Eileen Canola, Sandra Fried, Grace Kim, Tim Parham, Marj Press, Julio Sanchez, Lauren Squires, Spencer Williams, Patti Wilma

Commissioners Absent: Lauren Craig, Kara Martin, Jake McKinstry, David Shelton, Jamie Stroble

Commission Staff: Katy Haima, Policy Analyst; John Hoey, Senior Policy Analyst; Valerie Kinast, Interim Executive Director

*Seattle Planning Commission meeting minutes are not an exact transcript, and represent key points and the basis of discussion.*

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Referenced Documents discussed at the meeting can be viewed here:

<http://www.seattle.gov/planningcommission/when-we-meet/minutes-and-agendas>

**Call to Order**

Chair Grace Kim called the meeting to order at 7:36 am. She reminded the Planning Commissioners of upcoming meetings. She mentioned that the Commission's new Get Engaged member, Keiko Budech, would be starting her term in September and her first Commission meeting would be September 8. Valerie Kinast, Seattle Planning Commission Interim Executive Director, reminded the Commissioners of the upcoming Boards and Commissions recognition event, a joint presentation with the Design Commission on planning efforts in Auckland, New Zealand, and upcoming tours sponsored by the Port of Seattle. She also mentioned that the Commission's recommendations on Seattle 2035 – the Mayor's Recommended Comprehensive Plan have been forwarded to the City Council's Planning, Land Use, and Zoning Committee for their consideration.

**Minutes Approval**

Commissioner Tim Parham moved to adopt the August 11, 2016 minutes. Commissioner Marj Press seconded the motion. The motion to approve the minutes passed. Commissioners Lauren Squires and Patti Wilma abstained.

**Discussion: Draft Freight Master Plan Letter**

*John Hoey, Seattle Planning Commission Staff*

John Hoey introduced the Commission's draft letter of support on the Freight Master Plan (FMP). This plan is Seattle's first freight plan; only a few cities have adopted similar plans. The Seattle Department of Transportation (SDOT) presented the draft FMP at the March 10 and May 26 full Commission meetings. The public comment period for the draft plan closed on July 8, and the Mayor's Recommended Plan was

introduced at the August 16th meeting of the City Council's Sustainability & Transportation Committee. Mr. Hoey provided an overview of the letter, which included the following themes: Leadership and Participation, Necessity and Benefits of the Plan, Balancing all Modes, Data Driven Prioritization and Monitoring. The Commissioners suggested several revisions and edits to the draft letter. Specific comments included a recommendation to clarify language related to the Freight Master Plan's anticipated benefits in reducing climate impacts and the Plan's emphasis on accommodating freight movement, rather than designing for the largest freight trucks. A revised draft will be submitted to the Commission for action at their September 8 meeting.

**Briefing: 23rd Avenue/Central Area Action Plan**

*Quanlin Hu, Office of Planning and Community Development*

The Commission was briefed on the 23<sup>rd</sup> Avenue/Central Area Action Plan by Quanlin Hu from the Office of Planning and Community Development. Ms. Hu's presentation included an overview of the Central Area project background, community process, deliverables, and rezone recommendations. The planning process is intended to leverage investment, generate community energy, and foster collaboration, and focus on the heart of African-American community in the Central Area. Ongoing challenges in the community include displacement, distrust, and the lack of a shared vision for the future of the area. Opportunities include community building and the leveraging of community resources. The goals of the Action Plan are to create a shared vision and action items; focus on the area around 23rd Ave Union-Cherry-Jackson; empower the community and work together to make things happen; and leverage Investments to implement the plan's recommendations.

The ongoing community process in the Central Area has created the 23rd Avenue Action Community Team (ACT) to ensure community voices and a balance of interests are heard; held over 100 community meetings, including 2,000 participants and 40 community organizations; and engaged the City's Public Outreach & Engagement Liaisons (POEL) to reach members of under-represented communities. The planning process will produce a 23rd Avenue Action Plan (around the areas of Union-Cherry-Jackson Streets), an Urban Design Framework, rezone recommendations, and Central Area Neighborhood Design Guidelines. The proposed rezones are along 23rd Ave at Union, Cherry, and Jackson Streets. A total of 111 parcels on approximately 22 acres of land would be rezoned. Ms. Hu described the intent of the rezone recommendations as follows:

- Create vibrant commercial districts that encourage pedestrian-friendly mixed-use development
- Provide opportunities for a variety of shops and services
- Support existing and new businesses and development
- Provide affordable housing
- Strengthen the Central Area's unique identity and community character

Other current planning efforts in the Central Area include the Central Area Integrated Plan document, the Central Area Inter-Departmental Team, the Historic Central Area Arts and Culture District, a Central Area Economic Development Plan, and Neighborhood Design Guidelines. Ongoing challenges in the planning area include 23rd Avenue street construction and displacement concerns, missed opportunities

associated with development projects by Vulcan and Lake Union Partners, and impacts to other property/business owners, including Capitol Hill Housing, Bangasser, Ezell's, CAYA, and a local church.

The Commissioners provided comments and asked several clarifying questions. They expressed disappointment that the Vulcan development project will likely result in the loss of a local grocery store and will not qualify for the Mandatory Housing Affordability requirements. One Commissioner who lives in the Central Area stated that it is encouraging to see new businesses in the community, but disappointing to see the ongoing displacement of traditional African-American organizations, churches, and businesses. The Commissioners inquired about the relationship between the Central Area community and the Office of Economic Development (OED). Ms. Hu stated that OED has paid for a market assessment in the Central Area and provided an Only in Seattle grant for the ACT. OED has also conducted broader outreach to develop an Economic Development Plan for the community. Ms. Hu described some ongoing initiatives intended to bring the community together, including the Central Area Block Party, outreach events at the Senior Center, and possibly a mentorship program for young African-Americans. The Commissioners thanked Ms. Hu for her informative presentation.

**Public Comment**

There was no public comment.

**The meeting was adjourned at 9:00 am.**