



**City of Seattle**  
Seattle Planning Commission

Grace Kim, Chair  
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION**

Thursday, August 03, 2017

Draft Meeting Minutes

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| <b>Commissioners Present:</b> | Michael Austin, Keiko Budech, Sandra Fried, Grace Kim, Kara Martin, Tim Parham, Marj Press, David Shelton, Lauren Squires, Jamie Stroble, Patti Wilma |
| <b>Commissioners Absent:</b>  | Eileen Canola, David Goldberg, Jake McKinstry, Julio Sanchez  |
| <b>Commission Staff:</b>      | Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Katy Haima, Policy Analyst   |
| <b>In attendance:</b>         | Christina Ghan, Ian Morrison  |

*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 and Chair's Report**

Chair Kim called the meeting to order at 7:32 am. She provided an overview of the meeting agenda and upcoming Commission meetings.

**Minutes Approval**

Chair Kim asked for a motion to approve the draft minutes from the July 27th meeting.

**ACTION:** Commissioner Marj Press moved to approve the July 27th meeting minutes. Commissioner Michael Austin seconded the motion. The motion to approve the minutes passed.

**Planning Commission Mandatory Housing Affordability DEIS Comments**

*Vanessa Murdock, Seattle Planning Commission Executive Director*

Executive Director Murdock provided an overview of a staff draft memo from the Planning Commission to the Director of the Office of Planning and Community Development (OPCD) with comments on the Mandatory Housing Affordability (MHA) Draft Environmental Impact Statement (EIS). The staff draft summarized comments provided by the Commissioners over the past month on the contents of the DEIS.

#### *Commission Discussion*

- The Final EIS (FEIS) should continue using a 10-minute walkshed and strive for equity. Retain the proportions of growth as distributed amongst urban villages in the DEIS Alternative 3.
- The FEIS should consider how Residential Small Lot (RSL) zoning in high-displacement areas can be used to minimize displacement without limiting growth capacity.
- Clarify that potential mitigation measures are intended to mitigate for the impacts of displacement. The list of mitigation measures can be expanded to include other tools already utilized by the City.
- Urban village boundaries should be expanded to not only include public amenities such as parks, but to include adjacent areas to encourage more housing near amenities.
- Explore different mitigation measures to reduce health impacts in poor air quality areas.
- Current mitigation listed in the DEIS related to schools does not sufficiently address equity.

#### **Briefing: 2016-2017 Comprehensive Plan Amendments Recommendations**

*John Hoey, Senior Policy Analyst, Seattle Planning Commission staff*

Mr. Hoey presented an overview of the Planning Commission's staff draft recommendations on the 2016-2017 Comprehensive Plan amendment proposals. The staff draft recommendations are based on a review and analysis of the Director's Report prepared by OPCD. Commissioners provided feedback on the staff recommendations that will be incorporated into a draft letter for final action at the August 10<sup>th</sup> Commission meeting.

***If you would like to view the 2016-2017 Comprehensive Plan Amendments Recommendations presentation, it is included in the supporting documents found in the minutes section of our website.***

#### *Commission Discussion*

- Commissioners expressed support for the proposed amendment to the Future Land Use Map (FLUM) for 1625 S. Columbian Way, recognizing that the 2.6 acre parcel has the potential for development of a significant number of residential units, which is especially important during the current housing crisis. Commissioners stated a concern that this property could be sold to another developer or developed at a lower density than described in the amendment application, and inquired about the current status of the property's real estate transaction. Commissioners noted that this site is adjacent to existing public facilities that would support future residential use, but the developers will need to consider traffic, parking, and pedestrian issues.
- Commissioners agreed with the staff recommendation to postpone consideration of the 844 NW 48<sup>th</sup> Street and 1616 W. Bertona Street FLUM amendments, but expressed concern with the schedule and scope of the Mayor's Industrial Lands Task Force. Commissioners stated that it was unclear whether this Task Force would be reviewing these individual parcels or recommending policies that would apply to these properties. Staff noted that these properties have been docketed for further analysis in the 2017-2018 Comprehensive Plan amendment cycle. Commissioners expressed interest in reviewing policies that address all industrial-zoned areas when the Task Force's recommendations are released and translated into policy.
- Commissioners recommended that the proposed Chinatown/International District Neighborhood Plan amendments be adopted, but expressed concerns that the following language in revised policy

ID-P6 “Enable greater access for the neighborhood’s residents and employees...” could be misconstrued as exclusive of individuals outside of this neighborhood.

### **Discussion: Design Review Program Improvements**

*Katy Haima, Policy Analyst, Seattle Planning Commission staff*

Ms. Haima led the Commissioners in a discussion on potential talking points to include in testimony to City Council on proposed improvements to the Design Review program. Commissioners discussed the following provisions of the proposed improvements: thresholds, affordable housing, Board composition, outreach and engagement, review tracks, and meeting caps.

***If you would like to view the Design Review Program Improvements presentation, it is included in the supporting documents found in the minutes section of our website.***

#### *Commission Discussion*

- Commissioners supported the proposal to include Get Engaged members on each of the Design Review Boards, noting that they offer valuable perspectives to the process.
- Commissioners suggested that the Department of Neighborhoods should connect developers to neighborhood groups to facilitate effective community outreach. Outreach should be accessible to all neighborhoods using materials and messages in different languages.
- Commissioners expressed concern regarding the proposal to cap the number of meetings for individual projects, stating that capping meeting could limit community engagement and lessen the responsiveness of applicants to feedback. However, Commissioners noted that capping the number of meetings would enhance predictability and reduce costs for project applicants.
- Commissioner suggested including an additional talking point to express support for additional funding to be used for training staff and Board members.

#### **Public Comment**

Ian Morrison thanked the Commissioners for supporting the proposed 1625 S. Columbian Way Comprehensive Plan amendment and encouraged the Commissioners to support the 844 NW 48<sup>th</sup> Street amendment when the Mayor’s Task Force on Industrial Lands recommendations are released.

**The meeting was adjourned at 9:05 am.**