



City of Seattle
Seattle Planning Commission

Tim Parham, Chair
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION

Thursday, June 14, 2018
Approved Meeting Minutes

Commissioners Present: Michael Austin, Eileen Canola, Sandra Fried, David Goldberg, Grace Kim, Rick Mohler, Tim Parham, Marj Press, Kelly Rider, Julio Sanchez, Amy Shumann, Lauren Squires, Jamie Stroble, Patti Wilma

Commissioners Absent: Ellen Lohe

Commission Staff: Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst

Guests: Carrie Avila-Mooney, Sloane Dawson, Cathal Ridge, Sound Transit

In Attendance: Erica Barnett; Beatrice Priest; Chris Rule, Sound Transit

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

Chair Tim Parham called the meeting to order at 3:05 pm.

ACTION: Commissioner Grace Kim moved to approve the May 24, 2018 meeting minutes. Commissioner Marj Press seconded the motion. The motion to approve the minutes passed.

Chair Parham provided an overview of the meeting agenda and upcoming Commission meetings.

Announcements

Vanessa Murdock, Seattle Planning Commission Executive Director, announced several upcoming community events. She mentioned the Boards and Commissions Appreciation Event on July 19th. She also announced that the July 3rd Executive Committee and July 5th Housing and Neighborhood Committee meetings have been cancelled due to the Independence Day holiday.

Update: Sound Transit West Seattle and Ballard Link Extensions Level 2 Alternatives

Carrie Avila-Mooney, Sloane Dawson, Cathal Ridge, Sound Transit

If you would like to view the Sound Transit West Seattle and Ballard Link Extensions Level 2 Alternatives presentation, it is included in the supporting documents found in the minutes section of our website.

Cathal Ridge provided an overview of the alternatives development process and timeline. Carrie Avila-Mooney discussed Sound Transit's ongoing community engagement and collaboration efforts, including the Stakeholder Advisory Group (SAG) and Elected Leadership Group (ELG) meetings, as well as neighborhood forums, stakeholder briefings, and appearances at summertime fairs and festivals. Sloane Dawson provided an overview of Sound Transit's station planning scope and work program. He highlighted some preliminary results from the Ballard, West Seattle, and Uptown station workshops, and presented the dates of upcoming station charrettes. Mr. Ridge presented the Level 1 recommendations for alternatives within the West Seattle/Duwamish, SODO and Chinatown/International District (C/ID), Downtown, and Interbay/Ballard segments. He highlighted the alternatives that were recommended not to be carried forward into Level 2 for further analysis and some recommended modifications to other alternatives that will be studied in the Level 2 analysis. He also acknowledged the potential for mixing and matching of various alternatives and elements.

Commission Discussion

- Commissioners inquired about the Stakeholder Advisory Group review process for Level 2. Ms. Avila-Mooney stated that the SAG will meet three times throughout the Level 2 review process.
- Commissioners expressed disappointment with the attendance at a recent C/ID neighborhood forum and asked if there will be any follow-up in that neighborhood to improve attendance at future community engagement events. Ms. Avila-Mooney stated that they engaged with the Seattle Department of Neighborhoods' Community Liaisons, but there was not enough lead time to do sufficient outreach. Sound Transit recently held a briefing for community leaders in the C/ID and will continue to work within the C/ID framework.
- Commissioners expressed concern that one or more of the West Seattle alternatives in the Delridge neighborhood may lead to displacement of low-income communities and people of color. Commissioners encouraged Sound Transit to consider the displacement risks to these communities and work in coordination with other city departments/programs to reduce that potential outcome.
- Commissioners encouraged Sound Transit to incorporate race and social equity principles in their Equitable Transit-Oriented Development efforts near the Delridge station in particular and at all other station areas, including areas with high access to opportunity such as Ballard and South Lake Union, for affordable housing opportunities.
- Commissioners recommended minimizing or avoiding displacement impacts to small businesses in the C/ID. Commissioners encouraged Sound Transit to consider the fragile nature of these businesses and identify ways to help businesses in that neighborhood remain viable during and after construction. Commissioners recommended Sound Transit consider mitigation for the businesses in the C/ID that would be disrupted by a long construction period similar to the mitigation offered to businesses affected by construction of the Capitol Hill station.
- Commissioners asked for more information on analysis criteria that will be used to avoid or minimize displacement impacts. Mr. Ridge highlighted Level 2 criteria and measures that are focused on serving and reducing the burden on historically underserved populations. Ms. Avila-Mooney stated that Sound Transit is using a Racial Equity Toolkit process in partnership with the City. More details of that process will be shared with the SAG and ELG as it moves forward.
- Commissioners stated their appreciation for Sound Transit's outreach and engagement efforts and noted that community input appears to be incorporated into the alternatives development process.
- Commissioners highlighted the importance of visualizations and 3-D models as the alternatives are refined. Mr. Dawson stated that axonometric views will be developed and provided for upcoming community engagement events with digital model views to be subsequently developed. Commissioners encouraged Sound Transit to develop digital models earlier in the process and to emphasize street level views (as opposed to aerial views).
- Commissioners expressed interest in learning more about alternative C/ID station area concepts that would avoid cut-and-cover construction on 5th Avenue.
- Commissioners noted that the Smith Cover and Interbay/Smith Cove stations would serve low-density residential areas with high access to opportunity in Queen Anne and Magnolia. Commissioners discussed the potential for upzoning in these areas.

- Commissioners asked Sound Transit whether there are any opportunities to retrofit the existing stations in SODO to accommodate the new line to save money for other stations. Commissioners noted that the SODO stations have low ridership now and will likely continue to in the future given the surrounding manufacturing/industrial land use, as compared with a station surrounded by more residential uses. They suggested that Sound Transit should prioritize integration of the existing SODO stations, rather than building two new above-grade stations there, and direct additional resources to stations (e.g., C/ID) that may require more sensitive solutions.

The Commissioners thanked the Sound Transit staff for this briefing and stated that they look forward to future updates.

Action: Accessory Dwelling Units Draft Environmental Impact Statement Letter

Commissioner Lauren Squires, Co-Chair of the Housing and Neighborhoods (H&N) Committee, presented the final draft Accessory Dwelling Units Draft Environmental Impact Statement letter. She acknowledged that the draft is the result of discussion, review, and revision by the full Commission and, more recently, the H&N Committee. She presented an overview of the latest revisions and asked for any additional revisions. Commissioners noted that there was a discussion at the H&N Committee meeting about applying Mandatory Housing Affordability (MHA) requirements to ADUs, and the Committee agreed to defer comment on this topic until the Commission reviews the proposed ADU legislation. Commissioners suggested some minor text edits.

ACTION: Commissioner Kim moved to approve the Accessory Dwelling Units Draft Environmental Impact Statement Letter. Commissioner David Goldberg seconded the motion. The motion to approve the letter passed.

Public Comment

There was no public comment.

The meeting was adjourned at 4:55pm.