



**City of Seattle**  
Seattle Planning Commission

Grace Kim, Chair  
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION**

Thursday, July 27, 2017

Meeting Minutes

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<b>Commissioners Present:</b>	Keiko Budech, David Goldberg, Grace Kim, Kara Martin, Tim Parham, Marj Press, Julio Sanchez, Jamie Stroble, Lauren Squires, Patti Wilma
<b>Commissioners Absent:</b>	Michael Austin, Eileen Canola, Sandra Fried, Jake McKinstry, David Shelton
<b>Commission Staff:</b>	Vanessa Murdock, Executive Director, Katy Haima, Planning Analyst
<b>Guests:</b>	Kristian Kofoed, Office of Planning and Community Development
<b>In Attendance:</b>	Ian Morrison, Lish Whitson, Dan Swallow, Monisha Harrell, Tom Hauger, Julie Dearman

*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 Kim called the meeting to order at 7:37am. Chair Kim provided an overview of the meeting agenda and upcoming Commission meetings.

### Minutes Approval

<b>ACTION:</b> Commissioner Press moved to approve the July 13, 2017 meeting minutes. Commissioner Wilma seconded the motion.
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### Chair's Report

Chair Grace Kim reminded the Planning Commissioners of upcoming meetings.

### Announcements

Executive Director Murdock provided an update on efforts underway to convene a light rail review panel to advise Sound Transit on ST3 stations and alignments.

## Discussion: Mandatory Housing Affordability Draft Environmental Impact Statement

*Vanessa Murdock, Executive Director, Seattle Planning Commission*

Executive Director Murdock provided a staff recommendation<sup>1</sup> to provide comments on the MHA DEIS at the staff level instead of writing a formal letter from the SPC due to time constraints. Executive Director Murdock then suggested the Commissioners focus the conversation on what OPCD staff should consider as they work towards developing a preferred alternative that will be described in the Final EIS (FEIS). In addition, Executive Director Murdock provided an overview of OPCD's additional analysis regarding race and social justice for the FEIS.

### *Commission Discussion*

- Commissioners generally agreed Planning Commission staff should provide Commissioner comments to OPCD staff. Commissioners noted that these comments would be part of the official record.
- Commissioners expressed that the Planning Commission has an important role of providing a citywide perspective on MHA and urban village rezones, and should continue to provide input on larger issues such as displacement and growth as MHA moves forward.
- Commissioners supported expanding all urban villages boundaries to 10-minute walksheds of frequent transit.
- Commissioners supported requesting higher densities and taller buildings near high frequent transit, and especially near light rail stations and bus rapid transit. Commissioners suggested using language from the *Transit Communities* report.
- Commissioners discussed the trade-offs between mitigating displacement and constraining growth in urban villages with a high risk of displacement in regards to zoned capacity within each urban village. Commissioners discussed an option in which all urban villages be expanded to the 10 minute walkshed, and urban villages with a high risk of displacement locate more dense capacity at the cores and allow more areas of RSL. The use of RSL should not decrease the amount of growth capacity in an urban village overall, but instead that capacity should be shifted towards the core. Commissioners suggested a narrower transition from higher densities to RSL.
- Commissioners discussed the challenge of what constitutes a "core" of a neighborhood, and if this might be putting more housing directly abutting arterials. Commissioners suggested a more nodal approach to density, to ensure that higher densities are located a few blocks off major corridors.
- Commissioners commented that future urban village expansions, especially for urban villages with a high access to opportunity, could be a mitigation strategy for displacement.

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<sup>1</sup> The presentation is included in the supporting documents found on the Seattle Planning Commission's website: <http://www.seattle.gov/planningcommission/when-we-meet/minutes-and-agendas>

- Commissioners agreed that zoning alone is not an adequate tool for homeownership retention and anti-displacement, and discussed the following ideas for potential mitigation strategies to recommend:
  - Providing more growth capacity in high opportunity areas
  - Increasing efforts to provide homeownership opportunities, via incentivizing performance units, subsidies, and education/training
  - Allowing off-site performance, as opposed to only in lieu
  - Incentivizing performance units through expedited permit review or Design Review
  - Expand partnerships and facilitation of community-lead development, and provide training and resources to build capacity and community ownership.

### **Discussion: OPCD's Recommendations on 2016-2017 Comp Plan Amendments**

*Kristian Kofoed, Office of Planning and Community Development*

Mr. Kofoed presented OPCD's recommendations on the proposed 2016-2017 Comprehensive Plan Amendments<sup>2</sup>

*Commission Discussion*

- Commissioners asked how the Mayor's Industrial Lands Task Force forthcoming recommendations would be informing Council's decision regarding proposed FLUM amendments for 884 NW 48<sup>th</sup> Street and 1616 W Bertona St.
- Commissioners asked for clarification regarding the proposed amendments on air quality policies, and if this would result in new regulations. Mr. Kofoed and Mr. Hauger noted that the intention behind the amendment was to analyze the impacts to existing air quality from new developments and future rezones. Commissioners commented that air quality impacts should be considered in aggregate.

### **Public Comment**

- Dan Swallow, with the Seattle-based developer Intracorp, provided more information regarding the proposed Comprehensive Plan amendment for 1625 S. Columbian Way. He stated that currently approximately 18 high-end single-family homes could be developed zoning on the 2.6-acre site, but that the proposed zoning change would allow 60-90 townhouses to be built. He noted Intracorp planned to opt in to MHA to provide performance ownership units. He commented that the site is surrounded by streets and does not directly abut any single-family

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zoned lots, but there is single-family zoning across the street. He added that the site is near transit, parks, and the VA Hospital, and that this location warrants a higher density use than currently zoning allows.

- Ian Morrison, with McCollough Hill, also spoke about the amendment regarding 1625 S. Columbian Way. He urged the Commission to consider this as an opportunity for density in an area served by transit and amenities. He commented that he disagrees with OPCD's assessment that the site does not qualify as a large area because it is a single parcel, and that the change would qualify as a significant change in function. He stated that allowing the zoning to be changed would work towards implementing the Comprehensive Plan by encouraging housing near transit and amenities.
- Monisha Harrell, with Rule Seven spoke in support of the proposed amendment for 1625 S. Columbian Way. She noted that she has been working with Intracorp doing outreach in the community, and that she has received positive responses to the proposed project. She commented that the performance units would provide an opportunity for neighborhood residents to stay in place and provide ownership opportunities. She noted the close location to the VA Hospital, and the quality transit.

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