



City of Seattle
Seattle Planning Commission

Grace Kim, Chair
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION
JUNE 23, 2016
APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Michael Austin, Grace Kim, Kara Martin, Tim Parham, Julio Sanchez, David Shelton, Lauren Squires, Jamie Stroble, Patti Wilma

COMMISSIONERS ABSENT

Eileen Canola, Lauren Craig, Molly Esteve, Sandra Fried, Jake McKinstry, Marj Press, Spencer Williams,

COMMISSION STAFF

Katy Haima, Policy Analyst; John Hoey, Policy Analyst; Valerie Kinast, Executive Director; Robin Magonegil, Administrative Staff

IN ATTENDANCE

Jessie Clawson, John Cox, Dan Fiorito, Katie Kendall, Ian Morrison, Matt Robins, Lish Whitson, Bonnie Williams

Please Note: Seattle Planning Commission meeting minutes are not an exact transcript but instead represent key points and the basis of the discussion.

CALL TO ORDER

Chair Grace Kim called the meeting to order at 7:36 am.

Chair's Report

Chair Kim reviewed the upcoming meetings with the Commissioners.

Introduce draft letter on Seattle 2035 – Mayor's Recommended Plan

- John Hoey, SPC Staff

Chair Kim called for any Disclosures or Recusals. There were none. John Hoey, Seattle Planning Commission Senior Policy Analyst, provided an overview of the draft letter on Seattle 2035 – the Mayor's Recommended Comprehensive Plan. The Commission is the steward of the Comprehensive Plan and has reviewed various

drafts of the Plan over the last few years. In 2016, the Commission has reviewed the following elements of the Mayor's Recommended Plan: Growth Strategy, Land Use, Transportation, Housing, Neighborhood Planning, Community Well-Being, and Parks and Open Space. The Commission reviewed previous drafts of each of these elements in 2015 except for Neighborhood Planning and Parks and Open Space. The comments in the draft letter build upon previous comments and recommendations made in letters submitted in response to the 2015 draft Plan.

Major themes in the draft letter include:

- The Commission applauds the Plan's explicit vision for an equitable Seattle, including proactive strategies for managing growth, elevation of race and social equity as a core value, and a commitment to track and monitor equity indicators and outcomes.
- The Commission supports a single land use designation for each urban center/urban village on the Future Land Use Map (FLUM). This proposed change eliminates the need for a FLUM amendment to rezone inside urban centers/villages and provides for a wider range of permitted projects. The Commission also supports the inclusion of dashed lines to boundaries of urban villages within 10 minute walk of very good transit service. This change is consistent with a data-driven approach to determining urban village boundaries that the Planning Commission has supported since the publication of its Seattle Transit Communities report.
- The Commission commends the authors' efforts to make the Plan more accessible and relevant for community members. A series of graphics and illustrative data points in the Plan present complex information in appealing and interactive style. The Commission reiterates its recommendation to include hyperlinks to make connections within the document and to other planning documents, such as the Climate Action Plan and the SDOT modal plans.

Mr. Hoey reviewed several individual comments from the letter with specific recommended changes to language in the Mayor's Recommended Plan. These comments included:

- Adding a new policy to address growth along arterials outside of urban centers and villages;
- Revising land use goals and policies to provide consistent language about housing options for a wide range of households and income levels in both single-family zones and multi-family zones;
- Revising language to clarify the proposed uses in the single-family residential zones;
- Restoring language from the 2015 draft allowing redevelopment or infill development of single-family areas near urban centers and villages, not just inside the urban centers and villages;
- Restoring language from previous drafts to protect industrial areas when certain criteria are met;
- Revising parks and open space policies to expand parks holdings and open space opportunities to meet the needs of an increasing population, with special emphasis on serving marginalized populations and areas that have been traditionally underserved.

The Commissioners suggested revising the recommendation about adding dashed lines to the urban village boundaries and encouraged adopting a ten-minute walkshed from frequent and reliable transit as the new expanded boundary limits. They also recommended a series of edits to clarify and strengthen the letter's recommendations. The draft letter will be revised to incorporate the Commission's comments and presented for final action at the July 14 Planning Commission meeting.

Public Comment on 2016/2017 Comprehensive Plan Amendments Letter

Matt Robins commented on the proposed amendment #7 on S. Columbian Way. He suggested that the property is warranted for higher intensity uses, as the surrounding area is in transition and is in close proximity to decent transit service, commercial areas, apartments, and the V.A. Hospital.

Dan Fiorito commented on the proposed amendment #3 on NW 48th Street in East Ballard. He feels that the property that his family owns meets the docketing criteria. This property is currently used as outdoor storage, but could be used for high-end artisan uses and housing. He suggested that this type of property will not be covered by the Mayor's task force on industrial lands and asked the Commission to allow the proposed amendment to be docketed for further study.

Ian Morrison also commented on proposed amendment #3. He suggested that the process for the Mayor's task force on industrial lands is unknown and there is no better process for reviewing the future of this property. He recommended that the Commission approve this proposal for docketing and let the City Council decide whether the amendment is docketed.

John Cox commented on the proposed amendment #6 on Eastlake Ave. E. He stated that the property is surrounded by commercial and residential uses, and suggested that the current zoning is a relic of previous industrial zoning in the area. He encouraged the Commission to consider docketing the amendment for further study.

Katie Kendall also commented on the proposed amendment #6. She suggested that it is premature to designate the amendment to the Mayor's task force on industrial lands for review when the scope of that task force is unknown. She encouraged the Commission to consider docketing the amendment for further study.

Bonnie Williams commented that neighborhoods should not be the last to know about land use decisions such as those being considered by the Comprehensive Plan. She stated that the public is confused by many of these issues, and suggested that the recent legislation on backyard cottages did not receive an adequate environmental review.

Jessie Clawson commented on the proposed amendment #4 on W. Bertona St. She stated the property is in the Seattle Mixed Dravus Zone, which allows certainty to applicants. The Mayor's task force on industrial lands is unclear to applicants at this time. She encouraged the Commission to consider docketing the amendment for further study.

Action on 2016/2017 Comprehensive Plan Amendments Letter

Chair Kim called for any Disclosures or Recusals.

DISCLOSURES & RECUSALS:

Commissioner Tim Parham disclosed that the organization he works for, Plymouth Housing, builds affordable housing throughout the City of Seattle.

Valerie Kinast, Seattle Planning Commission Interim Executive Director, reviewed the draft 2016/2017 Comprehensive Plan Amendments letter. The letter documented the Commission's recommendation to move two of the proposed amendments forward to be docketed for further analysis. These proposals include #5 – Seattle Chinatown/International District Policies and #7 – 1625 S. Columbian Way. The draft letter recommended that the other twelve proposed amendments not move forward for further analysis.

The Commissioners asked for clarification on the docketing process and were informed that the City Council usually asks for recommendations on the docketed amendments in November, but the usual process may be delayed this year due to consideration of expanded urban villages as part of the HALA process. The Commissioners requested clarification on the scope and schedule of the Mayor's task force on industrial lands. The Office of Economic Development is in the process of convening the task force, whose membership will be made up of industrial lands stakeholders. The Commissioners expressed concern about the lack of information at this time about the scope and schedule of this task force. A suggestion was made to amend the letter to recommend proposed amendments #3, 4, and 6 move forward to be docketed for further analysis, citing the lack of information about the scope industrial lands task force.

ACTION:

Commissioner Patti Wilma moved to approve the Comprehensive Plan Amendments Letter with the proposed amendments and edits. Commissioner Kara Martin seconded the motion. The motion passed.

Public Comment

There was no more public comment.

The meeting was adjourned at 8:45 am.