



**City of Seattle
Seattle Planning Commission**

Amalia Leighton, Chair
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION
MAY 14, 2015
APPROVED MEETING MINUTES**

COMMISSIONERS IN ATTENDANCE

Michael Austin, Catherine Benotto, Luis Borrero, David Cutler, Brad Khouri, Tim Parham, Marj Press, David Shelton, Lauren Squires

COMMISSIONERS ABSENT

Amalia Leighton, Grace Kim, Jeanne Krikawa, Kara Martin, Matt Roewe, Patti Wilma

COMMISSION STAFF

Jeseca Brand - Policy Analyst, Diana Canzoneri - Demographer, Robin Magonegil - Administrative Assistant, Vanessa Murdock – Executive Director

GUESTS

Ryan Curren, Office of Civil Rights; Nicholas Welch, Department of Planning & Development

IN ATTENDANCE

Lish Whitson, Tosten Haugerud, Odessa Stevens

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's Report & Minutes Approval

Vice-Chair Marj Press

Vice-Chair Press called the meeting to order at 3:12 pm.

Commissioner Catherine Benotto moved to approve the April 23, 2015 minutes. Commissioner Tim Parham seconded the motion. The minutes were approved.

Vice-Chair Press noted upcoming meetings and events.

Approve: Letter on Comprehensive Plan Accessibility

Executive Director Vanessa Murdock gave a quick overview of the letter to the Mayor, highlighting the major points:

- Request for additional resources to be directed to the Comprehensive Plan project and that these additional resources be targeted toward accessibility and readability of the document.
- Use graphics including tables, infographics, pull out boxes, charts and high resolution imagery to help explain complex concepts.
- Design and write the Plan taking full advantage of current technology.
- Clearly relate the Plan to the City's implementing plans.

Commission Comments and Questions:

Commissioners contributed technical and language edits to the letter.

Action: Commissioner David Shelton moved to approve the letter with the edits. Commissioner Tim Parham seconded the motion.

Further discussion offered an additional friendly amendment to further clarify the points in the letter. The original motion was amended and carried.

Action: Commissioner Brad Khouri moved to amend the letter. Commissioner Catherine Benotto seconded the motion. The letter was approved with suggested edits.

Briefing: Equity Analysis, Major Update Comprehensive Plan

- Ryan Curren, Office of Civil Rights, Nicholas Welch, Department of Planning & Development

If you would like to view the power point presentation on the Equity Analysis, Major Update Comprehensive Plan, it is included in the supporting documents found in the minute's section of our website.

- The Equity Analysis is part of the City's new Equitable Development Initiative (EDI), which was born out of the City's Race and Social Justice Initiative (RSJI). The EDI includes updating the Comprehensive Plan with a race and social justice equity framework.
- The Equity Analysis examines whether different distributions of growth are more or less likely to lead to displacement and describes the types of investments that can mitigate impacts of growth and maximize opportunities for equitable development
- Questions posed to Commissioners:
 - How do we integrate this work into the goals and policies of the Comprehensive Plan?
 - How can we raise awareness about this work?

Commissioner Comments and Questions:

Commissioners expressed great appreciation for the work in the Draft Equity Analysis and support for using the analysis as a tool for informing the development of the preferred growth alternative and shaping the policies and goals in the Comprehensive Plan.

Commissioners were glad to hear that the City would be doing additional outreach on the draft Equity Analysis to get input from communities where people are most vulnerable to displacement. Commissioners suggested asking people in these communities specific questions including what would help them to stay in Seattle. Additional suggestions to City staff included making the maps and data more widely available, creating less technical handouts, and making translated versions available.

Commissioners asked if the Equity Analysis is being considered in the development of the Housing Affordability and Livability Agenda (HALA). Mr. Curren replied that staff presented the Analysis to the HALA working group on preservation. Commissioner Benotto, who represents the Planning Commission on the HALA Advisory Committee, remarked that housing affordability is fundamental to equity.

Commissioners referred to the maps of the Growth Alternatives in the analysis draft and suggested that the maps also show absolute numbers of new units.

Commissioners remarked on the potential for displacement associated with the four alternatives and the need to use strategies to reduce risks of displacement. Commissioners also noted the importance of focusing investments in ways that help previously disinvested communities benefit from further growth and bring greater opportunity to areas where opportunities are currently low. Commissioners urged that outreach articulate the combination of considerations involved.

Commissioners noted the importance for lower income households to have chances to live in current areas of opportunity and the role that transit plays in helping communities access opportunity.

Commissioners highlighted the need for more revenue, both to fund the infrastructure needed to accompany growth, and to support the kind of strategies the Equity Analysis describes.

Commissioners added that the timing and rate of change than can be anticipated in different neighborhoods is an important consideration for planning for growth and for employing strategies identified in the Equity Analysis. They suggested incorporating absorption rates and other key market indicators into the displacement risk index.

Commissioners discussed the fact that the City has limited ability to affect where development occurs and the pace at which it happens.

Commissioners noted that the flat structure of payments developers pay for the extension and expansion of utilities can pose barriers to the feasibility of small or otherwise less profitable projects in locations the City wants to stimulate development.

Commissioners expressed their hope that the Equity Analysis will not only help to inform the update of the Comprehensive Plan but be a living tool that can evolve and help guide ongoing implementation.

Commission Vice-Chair Press reiterated this sentiment and thanked staff for their excellent work.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Vice-Chair Press adjourned the meeting at 5:32 pm.