



## City of Seattle

Seattle Planning Commission

Grace Kim, Chair

Vanessa Murdock, Executive Director

### SEATTLE PLANNING COMMISSION

Thursday, October 12, 2017

Approved Meeting Minutes

---

**Commissioners Present:** Michael Austin, Eileen Canola, Sandra Fried, David Goldberg, Grace Kim, Ellen Lohe, Kara Martin, Marj Press, Julio Sanchez, David Shelton, Patti Wilma

**Commissioners Absent:** Tim Parham, Lauren Squires, Jamie Stroble

**Commission Staff:** John Hoey, Senior Policy Analyst; Katy Haima, Planning Analyst; Robin Magonegil, Administrative Assistant

**Guests:** Marshall Foster, Office of the Waterfront; David Goldberg, Office of Planning and Community Development; Alberto Rodriguez, Office of Sustainability and Environment

*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 and Minutes Approval**

Chair Grace Kim called the meeting to order at 3:07pm. She provided an overview of the meeting agenda and upcoming Commission meetings.

#### **Announcements**

John Hoey, Seattle Planning Commission Senior Policy Analyst, announced upcoming community events and meetings. Mr. Hoey reminded the Commissioners about the upcoming training sessions on group decision making. He provided an update on the application process for the two open positions on the Commission, and reminded Commissioners to submit their leadership nominations by Friday, October 13.

<p><b>ACTION:</b> Commissioner David Goldberg moved to approve the September 28, 2017 meeting minutes. Commissioner David Shelton seconded the motion. The motion to approve the minutes passed.</p>
--

## **Update: Seattle Waterfront**

*Marshall Foster, Director, Office of the Waterfront*

Mr. Foster provided an update on planning efforts and capital projects on the Seattle waterfront. His presentation included:

- a history of the waterfront;
- a timeline of all of the waterfront projects and 2017 milestones;
- maps and renderings showing how the linear waterfront park has been divided up into districts that respond to each section's unique context;
- an update on the new designs for Pier 62, the Overlook Walk connection to Pike Place Market, and Pike and Pine Streets;
- proposed operations and management practices;
- a 2017-2023 construction schedule;
- funding sources, including a proposed Local Improvement District (LID);
- benefits of the waterfront program; and
- case studies from other cities with related economic benefits.

***If you would like to view the Seattle Waterfront presentation, it is included in the supporting documents found in the minutes section of our website.***

Mr. Foster encouraged the Commission to consider, advocate for, and continue to explore the use of financing tools like a Local Improvement District (LID) as a way to leverage funding for infrastructure projects as Seattle grows.

### *Commission Discussion*

- Commissioners asked for more detail on how the LID assessment works. Mr. Foster clarified that the assessment is not a property tax, but is a special assessment of all properties within a defined LID area. The assessment is spread out over 20 years and is based on property values. The assessment method will be different for residential and commercial properties. The final LID assessment needs to be approved by the City Council.
- Commissioners asked how the LID will result in additional benefits to the community other than the adjacent property owners. Mr. Foster stated that any property tax increases from the waterfront improvements will go to the City's general fund. There may be an opportunity to leverage or use these property taxes for a special use or program benefiting the broader community.
- Commissioners asked if there is a backup plan if the LID is not approved. Mr. Foster replied that there is no backup plan and that the project would effectively lose \$300 million in funding (\$200 million anticipated from the LID and \$100 million expected to be raised by private

philanthropy). Without this funding, the waterfront project would be limited to roadway improvements, with no linear park or other planned amenities.

- Commissioners asked about the viaduct demolition process and how adjacent businesses will be affected. Mr. Foster stated that as soon as the SR-99 tunnel is open, WSDOT will start the viaduct demolition process. This process includes relocating utilities that are currently attached to the viaduct structure. Businesses in the vicinity of the viaduct will remain open during demolition. The business community has encouraged WSDOT to complete the demolition as quickly as possible.

The Commissioners thanked Mr. Foster for his presentation and encouraged him to return with additional updates as the waterfront program moves forward.

### **Discussion: Draft Accessory Dwelling Units EIS Scoping Letter**

*John Hoey, Seattle Planning Commission Staff*

Mr. Hoey provided an overview of the Accessory Dwelling Units (ADU) Environmental Impact Statement (EIS) scoping process, as well as the Commission's past involvement on the topic.

***If you would like to view the Draft Accessory Dwelling Units EIS Scoping Letter presentation, it is included in the supporting documents found in the minutes section of our website.***

Mr. Hoey then provided a summary of the main points discussed in the draft scoping letter, based on comments provided by Commissioners at recent committee meetings. He noted that the letter focuses on land use, housing & socioeconomics, and transportation.

#### *Commission Discussion*

- Commissioners recommended using "ADU" as a consistent acronym for all accessory dwelling units, other than when making specific references to attached ADUs and detached ADUs (DADUs) where appropriate.
- Commissioners noted that previous meeting minutes included discouraging the use of "affordable housing" in reference to ADUs, and recommended removing this language from the draft letter
- Commissioners recommended including an analysis to quantify the amount of unused or underutilized off-street parking in Single-Family zoned areas.
- Commissioners noted that it could be difficult to quantify the availability of bike share or car share options since there are only a limited number of dedicated pick-up or drop-off points for these services. The letter could recommend using SDOT's analysis to identify potential shared mobility hub locations.

- Commissioners recommended including language in the letter regarding the compatibility of ADUs in areas of the City without sidewalks.
- Commissioners indicated a preference for stronger language regarding the potential for ADUs to be used as short-term rentals. Mr. Hoey noted that separate legislation has been introduced to limit short-term rentals. Commissioners recommended emphasizing the need for ADUs as long-term housing, rather than short-term rentals.
- Commissioners recommended reviewing the Commission’s previous work on ADUs and incorporating any key findings from those documents into the scoping comment letter.

**Briefing: Duwamish Valley Program**

*David Goldberg, Office of Planning and Development; Alberto Rodriguez, Office of Sustainability and Environment*

Mr. Goldberg and Mr. Rodriguez provided an overview of the Duwamish Valley Program, an inter-departmental effort to advance equity and environmental justice in the Duwamish River communities of Georgetown and South Park. Highlights of their presentation included:

- Goals and objectives of the program;
- Structure and roles of the Duwamish Action Team (DAT);
- Framework of the Duwamish Valley Action Plan;
- Near-term and mid-term (1-5 years) recommendations in areas including:
  - Public safety
  - Healthy environment
  - Parks and open spaces
  - Community capacity
  - Mobility and transportation
  - Economic opportunity and jobs
  - Affordable housing
- Long-term (5-10 years) recommendations, with the biggest areas of opportunity in:
  - Anti-displacement
  - Workforce development
  - Climate change
  - Parks and open space
  - Health

Mr. Goldberg and Mr. Rodriguez highlighted several different projects that are included in the Action Plan recommendations. Existing inequities were the driving impetus for many of these. A wide variety of city departments are involved in the DAT and they are in the process of working with communities to develop strategies and engage residents in the process. The concept of “prosperity in place” is a priority, and a race & social justice lens is being used for developing each action strategy.

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

#### *Commission Discussion*

- Commissioners noted that the Duwamish Valley is a flood-prone area and asked about the threat of inundation. They also inquired whether the community has discussed whether the Duwamish Valley is the right place to grow, considering the threat of sea level rise. Mr. Goldberg noted that the land that is potentially subject to sea level rise is mostly zoned for industrial uses, not residential uses. Infrastructure investments are being made to reduce the risk of flooding. Mr. Goldberg and Mr. Rodriguez noted that the top priority of the Duwamish Valley Action Plan is to improve the health and capacity of the community, so that the community is better poised and has more resources to participate in any future discussion on moving residents.
- Commissioners asked whether the Plan is considering new ways to connect South Park and Georgetown. Mr. Goldberg noted that the City is taking some interim steps to make these connections, including basic projects such as putting in new asphalt and crosswalks. The Georgetown Mobility Study will be coming out soon with additional recommendations. The Seattle Parks Foundation has also been studying how to connect urban trails and open space in Georgetown and South Park.
- Commissioners asked whether the Duwamish Valley Program has considered hiring student interns from the neighborhood to assist with community outreach and planning. Mr. Rodriguez replied that they have not had the resources to do this yet, but it would be a great opportunity.
- Commissioners asked how the DAT is dealing with gentrification and keeping established communities in place. Mr. Rodriguez noted that this is a big challenge. The ongoing Superfund cleanup of the Duwamish River could have unintended displacement impacts as Georgetown and South Park are viewed as more high-opportunity communities. The DAT will be working on strategies to engage the community throughout the process to ensure community ownership.
- Commissioners commented about opportunities for transit-oriented development in Georgetown and South Park. Mr. Goldberg responded by saying that this community does not have good transit and likely will not in the future.

The Commissioners thanked Mr. Goldberg and Mr. Rodriguez for their briefing and encouraged them to return with regular updates as the Duwamish Valley Program moves forward.

**There was no public comment provided.**

**The meeting was adjourned at 5:35.**