



City of Seattle Seattle Planning Commission

Grace Kim, Chair
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION JUNE 9, 2016 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Michael Austin, Eileen Canola, Lauren Craig, Molly Esteve, Kara Martin, , Marj Press, Julio Sanchez, David Shelton, Lauren Squires, Patti Wilma

COMMISSIONERS ABSENT

Sandra Fried, Grace Kim, Jake McKinstry, Tim Parham, Jamie Stroble, Spencer Williams,

COMMISSION STAFF

Katy Haima, Policy Analyst; John Hoey, Policy Analyst; Vanessa Murdock, Executive Director

IN ATTENDANCE

Matt Robins, Tate Twinam, Cindi Barker, Dan Fiorito, Jessie Clawson, Katie Kendall, Joseph Gellings

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

Vice-Chair Kara Martin called the meeting to order at 3:00 pm.

Minutes Approval

Commissioner Michael Austin moved to adopt the May 26 Planning Commission meeting minutes. Commissioner Eileen Canola seconded the motion. The motion to approve the minutes passed. Lauren Squires abstained from voting.

Chair's Report

Vice Chair Kara Martin reminded the Commissioners of the upcoming Comprehensive Plan Task Force and Land Use and Transportation Committee meetings. Executive Director Vanessa Murdock introduced new Planning Commission staff member Katy Haima.

Discussion: Seattle 2035 – Mayor's Recommended Comprehensive Plan Land Use and Transportation Elements

- John Hoey, SPC Staff

Planning Commission Senior Policy Analyst John Hoey provided an overview of the Land Use and Transportation elements of Seattle 2035 – the Mayor's Recommended Plan. He stated that the Seattle Planning Commission is the

steward of the Comp Plan and has been involved in reviewing the draft Comprehensive Plan update for the past 2 ½ years. In 2015, the Planning Commission submitted comments on Draft #4 and the Seattle 2035 Equity Analysis, and submitted detailed recommendations and comments on the public draft to the Mayor's office. The themes throughout the Commission's review of the draft Plan have been to articulate a more explicit vision for an equitable Seattle; make the plan more accessible and relevant for community members; and provide a process for monitoring progress to racial and social equity. In November 2015, the Commission submitted specific comments on five Plan elements, including Growth Strategy, Land Use, Transportation, Housing, and Community Well-Being.

In 2016, the Commission has been reviewing the Mayor's Recommended Plan including each of the five previously-reviewed elements, in addition to the Neighborhood Planning and Parks and Open Space elements. The Commission will review a draft letter to the City Council at their June 23rd meeting and will be submitting a final comment letter in July. The City Council is currently reviewing the Plan in the Planning, Land Use, and Zoning Committee, as well as other committees, and will be holding a public hearing on the Plan on June 27th.

Mr. Hoey provided the Commissioners an overview of several items in the Land Use and Transportation elements that they had previously commented on. He led a discussion and invited further comments on each individual item. A summary of these is below:

Land Use

I. Off-Street Parking policy LU 6.13

The Commissioners recommended an edit to the policy as worded below.

LU 6.13 *Limit parking in City parks to discourage ~~auto use~~ and to limit the use of parkland for parking ~~private cars~~; where parking is needed, design parking facilities in ways that preserve open space, green space, and trees and other mature vegetation.*

The Commissioners also recommended that language be included in the Plan to encourage transit use and other non-motorized transportation, including biking and walking, to access parks.

II. Single-Family Residential Areas and Multi-Family Residential Areas goals and policies

The Commissioners recommended removing adding language to goal LU G7 to be consistent with goal LU G8 as shown below.

LU G7 *Provide opportunities for detached single-family and other compatible housing options for a wide range of households and income levels, including opportunities for both homeownership and renting, that have low height, bulk, and scale in order to serve a broad array of households and incomes and to maintain an intensity of development that is appropriate for areas with limited access to services, infrastructure constraints, fragile environmental conditions, or that are otherwise not conducive to more intensive development.*

LU G8 *Allow a variety of housing types and densities that is suitable for a wide range of households and income levels, including opportunities for both homeownership and renting, and that promotes walking and transit use near employment concentrations, residential services, and amenities.*

The Commissioners also recommended adding language to policy LU 8.9 to be consistent with policy LU 7.5 as shown below.

***LU 7.5** Encourage accessory dwelling units and other housing types that are attractive and affordable to a broad range of households and incomes and that are compatible with the development pattern and building scale in single-family areas.*

***LU 8.9** Establish lowrise multifamily zones to accommodate various housing choices that are attractive and affordable to a broad range of households and incomes in the low- to moderate-density range, including walk-up apartments, town houses, row houses, duplexes, triplexes, and cottage housing.*

III. Commercial/Mixed Use Areas policy LU 9.7

The Commissioners recommended changing “ethnically” to “culturally” as shown below.

***LU 9.7** Provide opportunities for small local businesses to locate, especially in culturally relevant business districts throughout the City.*

IV. Public Review Draft Industrial Areas policy LU 11.22

Mr. Hoey noted that Industrial Areas policy LU 11.22 from the 2015 Public Review Draft shown below has been removed pending the outcome of an industrial lands stakeholder process that the Mayor will be convening this year.

***LU 11.22** Limit the future application of the IC zone inside the M/IC boundaries to prevent the expansion of offices and other non-industrial uses.*

The Commissioners stated that this important policy limiting the removal of lands from Manufacturing/Industrial Centers should be retained and the criteria for evaluating requests to remove land from a M/IC that were included in an earlier draft should be included in this Plan.

Transportation

I. Transportation Effects on the Environment discussion

The Commissioners re-stated an earlier recommendation to include hyperlinks throughout the Plan document, such as in this section’s reference to the City’s Climate Action Plan.

II. Measuring Level of Service policies

Mr. Hoey reviewed two new policies, T 9.2 and T 9.4, related to transportation demand management and level of service standards. The Commissioners suggested the following edits to the policies.

T 9.2 Provide a menu of transportation-demand management tools for future development to meet non-drive-alone mode share targets, such as carpooling, transit, walking, and biking.

T 9.4 Assess the mode share LOS standards ~~over time~~ regularly and adjust as ~~necessary~~ needed, based on review of other City transportation measures.

The Commissioners also suggested defining terms such as “transportation-demand management” and generally using fewer technical terms throughout the document.

Review & Discussion: 2016/17 Proposed amendments to the Comprehensive Plan

- Vanessa Murdock, SPC Staff

Planning Commission Executive Director Vanessa Murdock provided an overview of the annual process for reviewing proposed amendments to the Comprehensive Plan, including text amendments and amendments to the Future Land Use Map. The Planning Commission and staff from the Office of Planning and Community Development (OPCD) review the submitted amendments against a series of criteria established in Resolution 31402. The Planning Commission then makes recommendations about the proposed amendments by determining whether they meet the criteria. The Planning Commission and OPCD staff then submit docket setting recommendations to the City Council's Planning, Land Use, and Zoning committee.

Ms. Murdock reviewed the 14 individual proposed amendments and the Planning Commission's recommendations, as listed below.

#1 – S. Holgate Street (Not Recommend)

Amend the North Rainier neighborhood Plan and future land use map to allow rezones of single-family areas to multifamily areas.

- Proposal does not meet Criteria A5. This proposal would be better addressed through the public process associated with City Council's review and consideration of the Mayor's Recommended Comprehensive Plan – 2035. The Plan proposes a single future land use map category for all parcels within an Urban Village/Center, thus removing the need to change the land use category in the North Rainier Hub Urban Village.

#2 – Congregation Beth Shalom (Not Recommend)

Amend the Future Land Use Map from Single Family and Multifamily to Commercial/Mixed Use in the Wedgwood neighborhood.

- Proposal doesn't meet criteria A5. The proposal would be better addressed through the Mandatory Housing Affordability Implementation program and SDCI's Wedgwood planning process.

#3 – NW 48th Street (Not Recommend)

Amend the Ballard-Interbay Northend Manufacturing Industrial Center Boundary to remove one block and amend the Future Land Use Map from Industrial to Commercial/Mixed Use.

- Proposal doesn't meet criteria A5. The proposal would be better addressed through the Mayor's Task Force on Industrial lands and associated policies to be developed by that Task Force and considered by Council.

#4 – W Bertona Street (Not Recommend)

Amend the Ballard-Interbay Northend Manufacturing Industrial Center Boundary to remove one parcel and amend the Future Land Use Map from Industrial to Commercial/Mixed Use.

- Proposal doesn't meet criteria A5. The proposal would be better addressed through the Mayor's Task Force on Industrial lands and associated policies to be developed by that Task Force and considered by Council

#5 – Seattle Chinatown/ International District Policies (Recommend)

Amend the Chinatown/International District Neighborhood Plan's cultural and economic vitality policies.

- Proposal meets criteria and warrants further study.

#6 –Eastlake Avenue E (Not Recommend)

Amend the Eastlake Residential Urban Village and the South Lake Union Urban Center Boundaries and the Future Land Use Map from Industrial to Commercial/Mixed Use.

- Proposal doesn't meet criteria A5. The proposal would be better addressed through the Mayor's Task Force on Industrial lands and associated policies to be developed by that Task Force and considered by Council

#7 –S Columbian Way (Recommend)

Amend the Future Land Use Map from Single Family to Commercial/Mixed-Use or Multifamily.

- Proposal meets criteria and warrants further study.

#8 –Open and Participatory Government (Not Recommend)

Add an Open and Participatory Government Element to the Comprehensive Plan.

- Proposal doesn't meet criteria C4. This proposal has been considered and rejected for docketing several times.

#9 –Race and Social Equity (Not Recommend)

Amend the definitions of "Marginalized People" and "Equitable Development."

- Proposal doesn't meet criteria A5. The proposal would better be addressed through the public process associated with City Council's review and consideration of the Mayor's Recommended Comprehensive Plan - 2035

#10 –Neighborhood Planning (Not Recommend)

Amend the Neighborhood Planning Element related to funding of neighborhood-initiated planning efforts.

- Proposal doesn't meet criteria C4. This proposal has been considered previously and rejected. Furthermore, it would be better addressed as a budgetary decision (Criteria A4)

#11 –Heavy Vehicles (Not Recommend)

Amend the Transportation Element related to impacts to roads and bridges from heavy vehicles.

- Proposal doesn't meet criteria A5. The proposal would better be addressed through the public process associated with City Council's review and consideration of the Mayor's Recommended Comprehensive Plan - 2035. Language relating to heavy vehicles is addressed in the Transportation Element of that Plan.

#12 –Urban Trails Map (Not Recommend)

Amend the Seattle Urban Trails System Map to recreate the historic bicycle and pedestrian path system around Eastlake.

- Proposal doesn't meet criteria A5. The proposal would better be addressed through the public process associated with City Council's review and consideration of the Mayor's Recommended Comprehensive Plan - 2035. The Urban Trails map is not included in the Mayor's Recommended Plan – 2035. Furthermore, this amendment was rejected by Council in 2012 (Criteria C4)

#13 –Pedestrian grade separations (Not Recommend)

Amend the Transportation Element to discourage pedestrian grade separations.

- Proposal doesn't meet criteria C4. This proposal has been considered and rejected multiple times.

#14 –Growth Monitoring (Not Recommend)

Amend the Comprehensive Plan related to monitoring and responding to growth in urban centers and villages.

- Proposal doesn't meet criteria A5 .The proposal would better be addressed through the public process associated with City Council's review and consideration of the Mayor's Recommended Comprehensive Plan - 2035. That Recommended Plan does address monitoring of development activity in the Growth Strategy.

The Commissioners asked a few clarifying questions about the individual amendment proposals. A comment was made to recommend that labor be represented on the Mayor's Task Force on Industrial Lands. Another comment on this task force suggested that the commercial fishing industry may not be able to participate if meetings are held during the peak fishing season.

Ms. Murdock concluded the discussion and stated that a letter on the 2015/2016 Comprehensive Plan Amendments would be drafted for the Commissioners to review at their June 23rd meeting.

Public Comment

Matt Robins commented on behalf of Proposed Comprehensive Plan Amendment #7 on S. Columbian Way. He stated that the site was currently in transition as the current church on the property is up for sale. He therefore felt that now is a good opportunity to review the property's land use designation.

Cindi Barker encouraged the Commission to re-consider the use of criteria C4 for reviewing Comprehensive Plan Amendments. This criteria states "The amendment has not recently been rejected by the City Council." She commented that the definition of "recent" is vague and could be refined. She commented that the Comprehensive Plan does not acknowledge the need for measurable outcomes, and also encouraged the use of hyperlinks to other documents in the Plan.

Joseph Gellings from the Port of Seattle commented on the value of industrial lands. He stated that the maritime sector is a good example of economic stability and encouraged maintaining the citywide average of industrial lands. He cautioned the Planning Commission against removing industrial land that is on the edge of a Manufacturing/Industrial Center (M/IC).

Jessie Clawson commented that the process and timeline for the Mayor's Task Force on Industrial Lands is unclear at this time. She stated that the Comprehensive Plan Amendment process is a good opportunity for property owners to explore the potential for the best use of their land.

Dan Fiorito commented on behalf of Proposed Comprehensive Plan Amendment #3 on NW 48th Street. He said that this property is on the edge of a M/IC and is currently being used for a mini-storage facility. His family has been exploring the potential for other uses of the property, including a hub for crafts trades and housing.

Katie Kendall commented on behalf of Proposed Comprehensive Plan Amendment #6 on Eastlake Avenue E. She stated that this property spans across two parcels that are surrounded by residential and commercial uses. According to the proposed changes to the Comprehensive Plan, this property would be transition from being located in an urban village to an urban center.

Ian Morrison also commented on behalf of Proposed Comprehensive Plan Amendment #3 on NW 48th Street. He re-stated that this property is on the edge of the Ballard/Interbay North M/IC. He said that the previous industrial lands task force did not address the use of small industrial sites; the Comprehensive Plan is the only opportunity to do so.

The meeting was adjourned at 5:30 pm.

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