



City of Seattle
Seattle Planning Commission

Michael Austin, Chair
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION

Thursday, April 11, 2019
Approved Meeting Minutes

Commissioners Present:	Michael Austin, David Goldberg, Veronica Guenther, Kelly Rider, Amy Shumann, Jamie Stroble, Patti Wilma
Commissioners Absent:	Sandra Fried, Grace Kim, Rick Mohler, Tim Parham, Marj Press, Julio Sanchez, Lauren Squires
Commission Staff:	Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Connie Combs, Policy Analyst; Robin Magonegil, Commission Coordinator
Guests:	Sam Assefa, Director; Ubax Gardheere, Michael Blumson, and Katie Sheehy; Office of Planning and Community Development Willard Brown, Cassie Chin, Giulia Pasciuto, Quynh Pham, Patrice Thomas, Yordanos Teferi, and Monisha Harrell (facilitator), Equitable Development Initiative Interim Advisory Board

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 & Minutes Approval

Chair Michael Austin called the meeting to order at 3:07 pm and announced several upcoming Commission meetings.

ACTION: Commissioner Patti Wilma moved to approve the March 28, 2019 meeting minutes. Commissioner Rick Mohler seconded the motion. The motion to approve the minutes passed.

Announcements

Vanessa Murdock, Seattle Planning Commission Executive Director, announced several upcoming community events. She encouraged the Commissioners to attend the upcoming Neighborhoods for All open house events and help facilitate small group discussions.

Commissioner Rick Mohler announced the Seattle Accessory Dwelling Units (ADU) Working Group recently submitted a proposal on Evaluating the Feasibility of (Affordable) ADUs in Seattle to the University of Washington's Data Science for Social Good summer program. The proposal was accepted last week.

Update: Office of Planning and Community Development

Sam Assefa, Director, Office of Planning and Community Development (OPCD)

Director Assefa provided an overview of OPCD's recent accomplishments and 2019 workplan.

If you would like to view the Office of Planning and Community Development presentation, it is included in the supporting documents found in the minutes section of our website.

The following topics were presented:

- Uptown Design Guidelines 2019
- U District Design Guidelines 2019
- Capitol Hill Design Guidelines
- Ballard Design Guidelines
- Citywide Mandatory Housing Affordability (MHA)
- Council's MHA Companion Resolution
- Mayor Durkan's Anti-Displacement Executive Order
- Affordable Middle-Income Housing Advisory Committee
- Encouraging Accessory Dwelling Units (ADUs)
- Equitable Development Initiative
- 130th/ 145th Station Area Planning
- Crown Hill Community Planning
- South Park Outside
- Downtown Public Realm
- I-5 Lid Feasibility Study
- Seattle Comprehensive Plan Update

Commission Discussion

- Commissioners asked how OPCD is tracking the progress of the Mayor's Innovation Advisory Committee, especially with regards to potential tools to locate available affordable housing and connect renters to landlords. Director Assefa stated the Mayor's Affordability and Livability Subcabinet has been exploring opportunities to best work with that group. They are looking at real-time data, as the current data does not provide all the answers. Commissioners asked who is included in the Affordability and Livability subcabinet. Director Assefa replied the Directors of OPCD and the Office of Housing are Co-Chairs; other members include two deputy mayors, the Directors of the Department of Neighborhoods, Human Services Department, Office of Economic Development, Office of Sustainability and Environment, and staff leads from these departments.
- Commissioners inquired about opportunities for the Planning Commission to be involved with the scoping and review of the LID I-5 feasibility project. Director Assefa stated the scope of the project

includes outreach to the Planning Commission, Design Commission, and others. The project team will schedule an upcoming briefing.

- Commissioners commented that the Imagine Greater Downtown project has a lot of great ideas and inquired about the future of those ideas after the initial visioning project is finished. Director Assefa stated that the project team is discussing next steps with the Executive Steering Committee. At this point, the project team has identified eleven Big Ideas and has received direction to narrow that list down to seven. Staff will present its first draft of the final recommendations later this month. These will include three, five, and seven-year recommendations. Who is involved will depend on the specific project.
- Commissioners commented on Director's Assefa's statement about exploring options for community engagement during the next major update to the Comprehensive Plan, suggesting that MHA should serve as a case study for community engagement. Director Assefa stated that there is no dedicated budget for this project until 2020, but OPCD does have some general budget resources available to start early work now. The City Council issued a Statement of Legislative Intent on including a Racial Equity Toolkit (RET) in the Comprehensive Plan Update. This RET needs to be robust. OPCD wants to start scoping this work now. Director Assefa stated many other initiatives are addressing these issues, including anti-displacement policies.

Discussion: Neighborhoods For All Open House Community Events

If you would like to view the Neighborhoods for All Open House Events presentation, it is included in the supporting documents found in the minutes section of our website.

Executive Director Murdock discussed the upcoming Neighborhoods For All (NFA) community events. The target audience for these events is residents who are not necessarily familiar with flexibility in housing types in the city's single-family zoned neighborhoods, those who haven't made a decision about this issue and people who haven't even thought of these issues. The events will be open to everyone and are structured for approximately fifty attendees. Each Commissioner will have their own group of attendees to guide through a facilitated discussion. These small group discussions will focus on the observations and data noted in the report as well as and how other cities are grappling with these challenges. The objective is to get impressions from attendees and encourage discourse.

Connie Combs, Seattle Planning Commission staff, provided an overview of the NFA Conversation Guide, which is intended to help familiarize attendees with housing land use issues, both past and present. She encouraged Commissioners to review and provide feedback on this document and the facilitator's guide. Case studies include Minneapolis, Vancouver and Portland, cities with similar issues to Seattle. Executive Director Murdock encouraged Commissioners to review and provide feedback on the event materials. She also encouraged Commissioners to spread the word about the events.

Public Comment: Sound Transit West Seattle and Ballard Link Extensions Scoping Letter

There was no public comment.

Action: Sound Transit West Seattle and Ballard Link Extensions Level 3 Recommendations Letter

John Hoey, Seattle Planning Commission staff, presented the draft Level 3 Recommendations letter. The draft letter incorporates comments and discussion from Commissioners during the Level 3 planning process, including the March 14 full Commission meeting and the March 21 Land Use & Transportation Committee meeting. The letter is addressed to the Seattle members of the Sound Transit Elected Leadership Group (ELG). Sound Transit's Stakeholder Advisory Group (SAG) and ELG will be making their final Level 3 recommendations at the end of April.

If you would like to view the Sound Transit West Seattle and Ballard Link Extensions Level 3 Recommendations Letter presentation, it is included in the supporting documents found in the minutes section of our website.

ACTION: Commissioner David Goldberg moved to approve the Sound Transit West Seattle and Ballard Link Extensions Level 3 Recommendations Letter. Commissioner Patti Wilma seconded the motion. The motion to approve the letter passed.

Update: Equitable Development Initiative

Ubax Gardheere and Michael Blumson, Office of Planning and Community Development

If you would like to view the Equitable Development Initiative presentation, it is included in the supporting documents found in the minutes section of our website.

Ms. Gardheere and Mr. Blumson were joined by Katie Sheehy, Office of Planning and Community Development, and members of the Equitable Development Initiative (EDI) Interim Advisory Board. Mr. Blumson provided an overview of the EDI, including its origin in the Comprehensive Plan. The EDI Fund received its initial funding from the City Plaza sale. \$4-5 million in new funding will come from the recently adopted short-term rental tax. The fund includes two separate funding streams: capacity building for organizations and project development. The EDI has funded fifteen projects to date, and another funding round opened last week with a request for proposals (RFP). The Interim Advisory Board will help review applications received in response to the new RFP. This funding round is anticipated to be competitive. The EDI project team is working to coordinate with other funding streams to make housing projects more competitive.

The EDI Monitoring program is currently moving through Phase 1, which will identify easily available and reliable indicators. The second phase is underway working on Heightened Risk of Displacement indicators. The second phase indicators will be used to develop strategies to address displacement; ideally before said displacement occurs. The third phase will systemize and enhance the reporting process.

The EDI is in the process of transitioning the Interim Advisory Board into a permanent structure. Ms. Gardheere stated that OPCD established the interim group to advise on the EDI Fund and other anti-displacement strategies. Members of the EDI Interim Advisory Board introduced themselves and

described how they came to be involved. Their first year was spent on visioning and establishing shared values. The interim boards and staff are seeking for input on how to create a permanent body.

Commission Discussion

- Commissioners described the role of the Planning Commission as an advisory body, appointed by the City Council (seven positions), Mayor (eight positions) or Commission (one position). They also stated that their meetings are open to the public. Members of the EDI Interim Advisory Board acknowledged that different appointment processes can change the dynamic of who sits at the table. They stated a concern of not being funded without permanent board status. Executive Director Murdock acknowledged the benefits of the Commission's access to elected officials. Members of the EDI Interim Advisory Board acknowledged the benefits of an appointment process informed by input from the Mayor, City Council, and the community.
- Members of the EDI Interim Advisory Board asked if the Commission has geographic requirements for membership. Commissioners stated that while there are no geographic requirements, a concerted effort has been made to increase the racial, cultural and geographic representation of the city on the Commission. Executive Director Murdock stated the Commission has limited requirements for specific expertise (e.g., engineer, etc.). As a result, the Commission can adapt to emerging trends. For example, the Commission was able to build on its number of Commissioners with housing experience when a previous Mayor's Housing and Livability Agenda was announced.
- Mr. Blumson asked how the Planning Commission creates its annual workplan. Commissioners described their annual retreat and the process to identify fixed discretionary workplan items. Executive Director Murdock stated elected officials sometimes request the Commission to look at specific issues.
- Members of the EDI Interim Advisory Board asked about the issue of compensation. Executive Director Murdock stated some City commissions are compensated. Commissioners stated there is an increasing effort to encourage compensation for community volunteers.
- Commissioners asked for more information on the reporting process for the EDI Indicators. Mr. Blumson stated that the indicators are in the process of being developed. If the heightened risk of displacement indicators demonstrate significant risk, the EDI team may be able to intervene, but the scale of the fund is too small to prevent displacement. Ms. Gardheere stated the Capital Cabinet is looking at how the City is prioritizing investments in communities at risk of displacement. Members of the EDI Interim Advisory Board added that when the first monitoring report is available, they hope those indicators enable them to identify causes of displacement and City policies to address these causes. The Interim Advisory Board been talking about the format of that report card.

Public Comment

There was no public comment.

The meeting was adjourned at 5:35 pm.