



**City of Seattle**  
Seattle Planning Commission

Grace Kim, Chair  
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION**

Thursday, December 14, 2017

Approved Meeting Minutes

---

<b>Commissioners Present:</b>	Michael Austin, Eileen Canola, Sandra Fried, David Goldberg, Grace Kim, Ellen Lohe, Kara Martin, Tim Parham, Marj Press, Julio Sanchez, Lauren Squires, Jamie Stroble, Patti Wilma
<b>Commissioners Absent:</b>	David Shelton
<b>Commission Staff:</b>	Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst
<b>Guests:</b>	Sam Assefa, Director, and Sara Maxana, Office of Planning and Community Development; Jessica Finn Coven, Director, Office of Sustainability & 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 & Minutes Approval**

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

<p><b>ACTION: Commissioner Patti Wilma moved to approve the November 9, 2017 meeting minutes. Commissioner Tim Parham seconded the motion. The motion to approve the minutes passed.</b></p>
--

#### **Announcements**

Executive Director Vanessa Murdock informed the Commissioners of several upcoming community events. She announced that the City Council will soon be starting its process for review of the Citywide Mandatory Housing Affordability (MHA) legislation. Initial community engagement dates are posted on the City's Housing Affordability and Livability Agenda (HALA) website. Executive Director Murdock encouraged Commissioners to attend these meetings, with the goal of at least one Commissioner attending every meeting. She announced that the Commission will be electing new leadership in January and holding its annual retreat in February. Lastly, she announced that Commission staff will be preparing more descriptive agendas and advance reading materials in response to Commissioner requests.

## **Update: Office of Planning and Community Development**

*Sam Assefa, Director, Office of Planning and Community Development*

***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.***

Director Assefa provided a 2017 year-end update from the Office of Planning and Community Development (OPCD). He stated that he has briefed Mayor Durkan and the Mayor's team in the first few weeks of the new administration. Director Assefa provided an overview of OPCD's 2017 key projects and a preview of OPCD's 2018 priorities and ongoing work. He also highlighted the Equitable Development Initiative (EDI) and OPCD's process to determine future community planning priorities.

The EDI is intended to support the City's anti-displacement efforts and includes a plan and financial strategy for community-initiated place-based projects. The first round of EDI funding was targeted for five community projects to be identified and reviewed by OPCD and an inter-departmental team. Director Assefa stated that current EDI funding is not sufficient to cover all five projects, but the new short-term rental legislation will generate an estimated additional \$5 million per year for the EDI fund. OPCD has awarded the first round of EDI funding and is currently in the early process of identifying additional projects for the second round of EDI funding.

To determine new community planning priorities, OPCD referenced eight criteria in the Comprehensive Plan, three of which are associated with equity and another three which are associated with growth. OPCD looked at other indicators and conducted a geo-spatial analysis. A series of Equity Priority Areas were combined with other layers to create several Overall Priority Areas.

### *Commission Discussion*

- Commissioners inquired about the EDI process and next steps for the Southeast Economic Opportunity Center. Director Assefa stated that HomeSight has acquired the site. The City will provide funding for development of the project and will also be looking for Federal funding.
- Commissioners expressed support for building affordable housing at Fort Lawton as it is in a high opportunity area. There have been recent reports of community opposition to this project. Commissioners asked if there any way to express their support and advocate for this project. Director Assefa stated that he will check with the Office of Housing to determine how the Commission can help.
- Commissioners asked for additional information about recent planning efforts in the International District. Director Assefa stated that five working groups have been established for the community planning process, with OPCD and the City's Finance and Administrative Services Department coordinating these. By end of 2018, the planning process hopes to identify up to three options for use of City-owned facilities. The International Special Review District has been preparing unique design guidelines for the Little Saigon neighborhood.
- Commissioners congratulated Director Assefa on the recent partnership agreement between the City and Seattle Public Schools and encouraged the pursuit of creative ideas in the planning process.

## **Update: Citywide Mandatory Housing Affordability (MHA)**

*Sara Maxana, Office of Planning and Community Development*

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

Ms. Maxana provided an update on the Citywide MHA legislation, including a timeline for the City Council review and community outreach process. The Council is expected to vote on the legislation in the third quarter of 2018. Ms. Maxana reviewed highlights from the past two years of community outreach and engagement efforts, including mailers, knocking on 10,000+ doors, 1,440 front porch conversations, open house meetings, and other face-to-face engagement including big and small meetings. Outreach was conducted in 7 languages and included live translations at meetings, partnering with the Department of Neighborhoods in community conversations, and translated videos.

Ms. Maxana reviewed how extensive community input helped to shape the final MHA legislation. The final legislation included additional upzones in high opportunity, low risk of displacement urban villages, while the rezones were more conservative in communities with a high risk of displacement. OPCD incorporated feedback from the Planning Commission about expanding a 10-minute walkshed around existing transit and those station areas funded by Sound Transit 2. The proposed Graham Street and 130th Street stations to be included in Sound Transit 3 were not included, as those areas need additional community dialogue. The final MHA legislation includes new design standards that respond to community concerns about new development. The legislation also includes new regulations for Green Factor and tree protection that respond to community concerns about loss of tree canopy. The Final MHA Environmental Impact Statement (EIS) provided side by side comparisons of the MHA rezone maps that demonstrate what has changed in the legislation since publication of the Draft EIS. OPCD produced the Growth and Livability Report in response to community concerns about how investments in infrastructure and amenities are keeping pace with Seattle's rapid growth.

### *Commission Discussion*

- Commissioners expressed concern that the proposed 130th Street and Graham Street stations were not included in the final legislation. Ms. Maxana stated that the Graham Street station area was studied in the EIS due to its location in an existing urban village, and because there has been a lot of interest in planning around that future station. The 130th Street station area was not studied in the EIS because this process was not scoped to consider brand new urban villages. Both the Graham station area and the proposed 130<sup>th</sup> Street urban village will be priorities for future community planning.
- Commissioners asked for an update on those projects that have voluntarily adopted MHA in their development permit applications. Ms. Maxana replied that the first data on those projects will be available between March-June 2018. The Office of Housing and Department of Construction and Inspections will report to the City Council on MHA implementation by July 1<sup>st</sup>.
- Commissioners asked whether there has been any evaluation of new engagement strategies that were used during the community outreach process. Ms. Maxana stated that the Department of Neighborhoods will be considering what worked especially well and what did not.

- Commissioners encouraged the City Council to continue use of the MHA guiding principles during the ongoing community outreach and legislative review process. Ms. Maxana stated that another round of outreach is important to give everyone an opportunity to weigh in on the final legislation. OPCD will be lending resources where appropriate to provide information from the Executive. OPCD will advocate for maintaining the guiding principles.
- Commissioners stated that it will need to be clear for people who have already been involved in the MHA process that the content presented during upcoming community outreach does not include any new information.

### **Briefing: Seattle Resilience Strategy**

*Jessica Finn Coven, Director, Office of Sustainability & Environment*

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

Director Finn Coven provided an overview of the Resilient Seattle program and Seattle's role within the 100 Resilient Cities Network, which is funded by the Rockefeller Foundation. The Foundation's grant allows funding for appointment of a Chief Resilience Officer. Membership in 100 Resilient Cities provides a network of peer cities that can help to identify new or similar challenges and strategies. Ten cities have completed resilience strategies and have allocated funding for a variety of resilience programs.

The Office of Sustainability and Environment (OSE) is developing the Seattle Resilience Strategy. OSE is currently conducting a variety of stakeholder engagement activities to determine what our challenges and strengths are. These include working with the Seattle Globalist to collect Seattle-specific photos and convening a Resilience Breakfast Team to share stories and get to know other partners.

### *Commission Discussion*

- Commissioners asked whether OSE is working with the Office of Emergency Management (OEM) on the resilience strategy. Director Finn Coven stated that OSE worked closely with OEM on the 100 Resilient Cities grant application and the two departments continue to work together to make sure that the strategy work is asking the right questions and addressing the most appropriate challenges.
- Commissioners commended Director Finn Coven for the Resilient Seattle program's focus on race and social equity.
- Commissioners inquired how OSE is measuring resilience outcomes. Director Finn Coven stated that OSE will be developing performance measurement metrics over time as the program moves forward.
- Commissioners asked whether Seattle Public Schools (SPS) is involved in development of the resilience strategy. Director Finn Coven stated that SPS has been identified as a key partner on the education side, but have not officially started their work. On the sustainability side, seismic upgrades of school buildings have been coordinated with the resilience goals. Food access planning will be another valuable partnership opportunity.
- Commissioners asked for examples of cities that have identified uniquely innovative resilience indicators and/or challenges. Director Finn Coven highlighted Boulder and Pittsburgh for their work coordinating internal government operations as a key resilience strategy. Boulder organized their city

budget according to outcomes, not departments. She also highlighted Norfolk as a city that was early to embrace resilience. Norfolk received \$100 million to address sea level rise and high water levels. Their strategy was to completely rezone the entire city to work with the water, not around it. Moody's was threatening to downgrade the city's bond credit rating, but did not because of their resilience work.

- Commissioners offered a suggestion to Director Finn Coven to think about how to build community while building resilience. This approach would take the whole burden of resilience off of the city and empower communities to take action.

### **Introduce Seattle Planning Commission Leadership Slate**

*Seattle Planning Commission Nominating Committee*

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

Commissioner Sandra Fried presented the proposed Seattle Planning Commission leadership slate on behalf of the Nominating Committee. The committee included Commissioners Fried, Kara Martin, and David Shelton. Nominations for each leadership position were submitted by all Commissioners. The members of the committee agreed on the slate and called each of the nominees. All nominees have accepted and understand the responsibilities of their respective positions. The Commission will vote on the proposed leadership slate at its January 11, 2018 meeting.

### **Public Comment**

Sarajane Siegfriedt, a member of the Seattle Fair Growth coalition, expressed concerns with how community engagement was conducted for the Citywide MHA legislation. She is concerned that the MHA plan will displace many vulnerable communities of color. She stated that there is no reason or need to upzone single-family neighborhoods. She stated that not enough 3-bedroom apartments are being developed since the City redefined family-sized housing as 2 bedrooms.

**The meeting was adjourned at 5:30pm.**