



**City of Seattle  
Seattle Planning Commission**

Grace Kim, Chair  
Vanessa Murdock, Executive Director

**SEATTLE PLANNING COMMISSION  
MAY 12, 2016  
APPROVED MEETING MINUTES**

**COMMISSIONERS IN ATTENDANCE**

Lauren Craig, Molly Esteve, Sandra Fried, Grace Kim, Amalia Leighton, Kara Martin, Marj Press, David Shelton, Spencer Williams

**COMMISSIONERS ABSENT**

Michael Austin, Jake McKinstry, Tim Parham, Patti Wilma

**COMMISSION STAFF**

John Hoey, Policy Analyst; Robin Magonegil, Administrative Staff Assistant; Vanessa Murdock, Executive Director

**GUESTS**

Diana Canzoneri, Tom Hauger, Diane Sugimura, Office of Planning & Community Development; Debra Rhinehart, Human Services Department; Spencer Williams, Seattle Housing Authority

**IN ATTENDANCE**

Cindi Barker, Lauren Squires, Jamie Stroble, Lish Whitson

*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**

- Chair Grace Kim

Chair Grace Kim called the meeting to order at 3:04 pm.

Chair Kim provided an overview of upcoming Planning Commission meetings. She noted that today's meeting was Commissioner Amalia Leighton's last meeting as a Commissioner. Amalia was honored by her fellow Commissioners for her 10 years of service.

## Briefing: Seattle 2035 - Mayor's Recommended Comprehensive Plan

- Tom Hauger, Office of Planning & Community Development

Tom Hauger from the Office of Planning and Community Development provided an overview of Seattle 2035 - the Mayor's Recommended Comprehensive Plan, which was released earlier in May. The plan and related legislation have been introduced to the City Council's Planning Land Use and Zoning (PLUZ) committee, chaired by Councilmember Rob Johnson. The Plan's Growth Strategy and Land Use chapters will be reviewed by the PLUZ Committee in early June. Other chapters, such as Transportation, Housing, Neighborhood Planning, Parks, Environment, and Utilities, will be reviewed by other City Council committees over the next few months. Mr. Hauger reminded the Commission that the Plan is a policy document that does not include implementation details. The Plan includes growth projections and presents a vision for how that growth will be managed over the next 20 years. A series of background reports over the past several years have informed the contents of the Plan, including its increased emphasis on race and social equity.

Mr. Hauger identified the top goals for updating the Plan and summarized the top issues identified by the public to be covered in this update. The authors have made significant efforts to make the Plan more accessible and understandable to the general public. Major revisions to this version of the Plan include an emphasis on policies and data that provide direction to how the City will address race and social equity. This equity theme provides guidance intended to:

- Prioritize public investments to meet the needs of marginalized populations;
- Analyze City decisions through a race and social equity lens;
- Stabilize communities to reduce displacement pressures;
- Create economic mobility for all to participate in Seattle's prosperity;
- Provide more affordable housing choices throughout the city; and
- Engage marginalized populations in decisions that affect their communities.

The City will be identifying a series of equity indicators to monitor progress toward meeting these objectives. Mr. Hauger provided details on how the Housing Affordability and Livability Agenda (HALA) is integrated into the Plan, including new policies about mandatory affordable housing programs, urban village boundary expansions, Future Land Use Map changes, and land use policies that encourage more housing choices. He summarized some of the specific changes to individual chapters in the Plan, including Growth Strategy, Land Use, Transportation, Housing, Neighborhood Planning, and Parks and Open Space, as well as other changes based on public comments.

Commissioners thanked Mr. Hauger for his work on the Plan and asked several questions related to specific elements of the latest draft. When asked about how the Plan addressed the anticipated growth impacts on Seattle's schools, he stated that the City and Seattle Public Schools have had many discussions about both individual schools and systemic changes to land use and other related topics, such as transportation, that will be required to address this issue. Commissioners asked how the Plan integrated suggestions for a 10-minute walkshed and the HALA recommendations to expand urban villages. Mr. Hauger noted that approximately twelve urban villages have a dotted line to reflect proposed expansion areas. These will be reevaluated over time as the HALA recommendations are implemented.

When asked about the proposed urban village at N. 130<sup>th</sup> Street, Mr. Hauger commented that the Plan proactively designated a potential urban village in that area as a placeholder in case Sound Transit decides to build a light rail station there. Commissioners asked for additional clarification on the Plan's affordable housing goals and how they differ from King County's goals. Mr. Hauger replied by noting that the County's goals lack specificity for each individual city. Seattle, the Eastside, and South King County, for example, all have different levels of need for affordable housing. When asked how industrial lands are addressed in this version of the Plan, he noted that the Mayor will be planning a separate study on industrial lands with a robust stakeholder process.

Commissioners asked Mr. Hauger how metrics will be determined to measure the Plan's equity achievements. He responded by saying that an inter-departmental process will be convened to track and monitor the equity indicators. A suggestion was made to highlight individual goals and policies that have an equity focus. Another suggestion

recommended creating a short executive summary or reader's guide focusing on the race and social equity themes of the Plan. Commissioners thanked Mr. Hauger for his presentation and commended the latest version of the Plan.

## Minutes Approval

Commissioner Kara Martin moved to approve the April 28, 2016 minutes. Commissioner Marj Press seconded the motion. The minutes were approved. Commissioners Lauren Craig, Amalia Leighton and Spencer Williams abstained.

## Update: Office of Planning & Community Development

- Diane Sugimura, Interim Director of the Office of Planning & Community Development

Diane Sugimura, the Interim Director of the Office of Planning and Community Development, briefed the Planning Commission for the final time before her retirement. She thanked the Commission for its work on a variety of important issues over the years. Ms. Sugimura commented that the Commission has been supportive of many proposals made by the City and has provided valuable input even when there was a difference of opinions among the Commissioners. She provided an overview of the Mayor's new integrated approach to planning and highlighted recent work in Lake City, Ballard, and 23<sup>rd</sup> Avenue in the Central District as good models for this approach. Ms. Sugimura identified several ongoing and upcoming opportunities for the Planning Commission to provide significant input, including on the Comprehensive Plan, especially monitoring the equity indicators; implementation of the HALA recommendations, including the Mandatory Housing Affordability framework and its geographic-specific rezones; and the Center City Mobility Plan, which will be led by SDOT. She noted that her successor, Sam Assefa, will be starting on June 1<sup>st</sup> and will be very interested in meeting with the Planning Commission to talk about ongoing planning projects and upcoming opportunities for collaboration. Commissioners thanked Ms. Sugimura for her years of service to the City and thanked her for the City's recent efforts to engage with the community, ask questions, use data, and encourage discourse before making decisions and taking action.

## Briefing: Assessment of Fair Housing

- Debra Rhinehart, Human Services Department; Diana Canzoneri, Office of Planning & Community Development; Spencer Williams, Seattle Housing Authority

Debra Rhinehart from the Seattle Human Services Department, Diana Canzoneri from the Office of Planning & Community Development, and Spencer Williams from the Seattle Housing Authority presented an overview of the Assessment of Fair Housing that is required by the U.S. Department of Housing and Urban Development. The City will prepare and submit this report in collaboration with the Seattle Housing Authority (SHA). This required report comes at a time when the City is completing other related major planning efforts, including the Comprehensive Plan and HALA that can inform the contents of the report. Many processes at the City are already focused on race and social justice, including the Equitable Development Implementation Plan and SHA's Strategic Plan. Ms. Rhinehart summarized the requirements of the report, including a significant focus on access to housing for disabled populations, racial and ethnic populations, the LGBTQ community, and residents with limited English proficiency. She described the challenges of respecting the needs of various communities of affinity while accommodating significant levels of growth.

Commissioners recognized legislation to prevent source of income discrimination for renters as an example of good policy initiatives. Commissioners asked how this report will acknowledge significant levels of displacement across the region, not just in Seattle, as our area becomes more and more unaffordable. Ms. Rhinehart responded that Seattle is one of the first 16 cities to submit this report and has the opportunity to address a lot of these significant challenges. She recognized opportunities for the Planning Commission to provide valuable feedback in collaboration with their input on the Comprehensive Plan and ongoing HALA implementation efforts.

## Public Comment

Lauren Squires commented that the equity policies in the Comprehensive Plan are of critical importance to the goal of creating an equitable Seattle. She encouraged the Planning Commission to create a user-friendly reader's guide that would draw attention to the focus on race and social equity in the Plan.

The meeting was adjourned at 5:31 pm.