



City of Seattle Seattle Planning Commission

David Cutler and Amalia Leighton, Co-Chairs
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION MAY 22, 2014 APPROVED MEETING MINUTES

COMMISSIONERS IN ATTENDANCE

Catherine Benotto, Luis Borrero, Josh Brower, David Cutler, Grace Kim, Amalia Leighton, Tim Parham, Marj Press, Matt Roewe, Morgan Shook

COMMISSIONERS ABSENT

Keely Brown, Colie Hough-Beck, Brad Khouri, Jeanne Krikawa, Kevin McDonald

COMMISSION STAFF

Jessica Brand - Policy Analyst, Diana Canzoneri - Senior Analyst, Robin Magonegil – Administrative Assistant, Vanessa Murdock - Executive Director

Guests

Patrice Carroll, Tom Hauger, Laura Hewitt Walker

IN ATTENDANCE

Cindi Barker

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 & Approval of Minutes**
 - Co-Chair David Cutler

Co-Chair David Cutler called the meeting to order at 7:35 am. He reviewed the upcoming meetings.

ACTION: Commissioner Amalia Leighton moved to approve the May 8, 2014 meeting minutes. Commissioner David Cutler seconded the motion. The minutes were approved.

- **Committee Reports:**
 - **Comprehensive Plan Draft Element Outline Review:
Urban Village, Land Use, Transportation and Housing**

Co-Chair Leighton reported on the Urban Village Element of the Comp Plan noting that it will continue to be an element in the Plan. She added that there is still support for the Urban Village strategy and the belief that it will work best as both a strategy and an element. Co-Chair Leighton stated that there is consensus on using

the word estimate instead of targets in terms of anticipated population and job growth. She continued that Urban Centers make the most sense to have growth estimates and it is not necessary to allocate estimates by urban village. She added that maps were a large part of the conversation and these maps, if included, should be updated regularly to make them more clear and usable. Co-Chair Leighton continued that the language should be strengthened around Industrial Land policies to show its regional significance.

Commissioner Press walked through the outline of the Land Use Element of the Comp Plan.

Commissioner Shook reviewed the Housing Element talking points with the Commission.

Commissioner Kim noted that she would like clarification on why the Commission is interested in eliminating the reference to specific housing types such as artist and land trust housing. Laura Hewitt Walker, DPD responded that staff wants to broaden the conversation in the Comprehensive Plan and be focused on outcomes while not being too restrictive for future innovation that may happen to achieve these outcomes. SPC Staff, Diana Canzoneri stated that family-sized housing and vulnerable populations should be highlighted in the review.

- **Commission Discussion and Next Steps**

Executive Director, Vanessa Murdock walked through some of the issues that cross all elements noting; one idea per policy; removing redundancy; and including measurable, meaningful, limited metrics. She added that, if maps are included, they need to be regularly updated and there should be a glossary.

Co-Chair Leighton added that when the Commission thinks about the format of the Plan, they should show how items are searched, how most people are going to be reading the Plan and how the information can best be conveyed. She added that they also discussed graphics/images throughout the document.

Tom Hauger, DPD, stated that staff is looking to include more graphics to help activate the Plan.

Commissioner Kim stated that it could be confusing if the visual illustrations do not tie to a particular policy and that she would be interested in visual illustrations only if they help illustrate a point.

Commissioner Press stated that there are reader friendly guides that have been used in the preparation of Environmental Impact Statements. These guides help make the final document more readable and more approachable for the audience.

Commissioner Shook stated that the discussion of the Urban Village strategy would be a great place to talk about trade-offs and illustrations could do a good job of telling the story. Patrice Carroll, DPD, noted that staff are working with the APA Best Practices on how to make the most readable document.

Co-Chair Leighton stated that the discussion sections of the elements are meaningful and should be updated as well and that the Plan should reflect changes in data as well.

Commissioner Shook mentioned that some of the information is timeless and perhaps that kind of information is more helpful and meaningful as opposed to snapshots in time.

Commissioner Borrero asked if the Commission would be reviewing all of the elements. Co-Chair Cutler replied that he was not sure where the planscape is at this point and asked Mr. Hauger for clarification. Mr. Hauger responded that there should be 12 elements in all. Commissioner Borrero suggested that the

Commission should look at all 12 so that they could inform the entire Plan. Ms. Carroll replied that she understood that this is a lot to review and they are hopeful to direct the Commission to places where there will be substantive change.

Commissioner Roewe shared his understanding that the urban design element would be going into the land use element. Mr. Hauger replied that it would not and that it would be going into the urban village element adding that is how we grow and that is what the urban village is trying to accomplish. He continued that City Council adopted a policy on the urban design element and it would likely be moved entirely as is.

Commissioner Borrero reiterated his view that the Commission should review all of the elements.

Commission Press asked if there would be a single author/editor looking at the entire Plan. Mr. Hauger answered that they have hired a consultant, a former Commissioner, to edit the entire plan. Ms. Murdock asked at what point the editor would be involved. Mr. Hauger replied that she has reviewed the style guide and will review the initial draft, then again twice more.

Commissioner Parham urged DPD to not underestimate the power of good illustrations to help describe very complex ideas.

Co-Chair Leighton asked staff to explain current thinking on the Future Land Use Map (FLUM). Mr. Hauger replied that all Urban Villages would have a different color and different set of policies. He wondered if major institutions should still be called out as a distinct use. Co-Chair Leighton stated that question came up with the overlays and that the committee discussed that there are several types of overlays that are not included and would likely not be included. She added that the Commission wanted to flag that issue. Co-Chair Leighton continued that parks also have different uses and underlying zoning so representing them on the map could be confusing. Commissioner Roewe stated that he liked the idea of clearly indicating the boundaries of the Urban Centers and Urban Villages. Commissioner Borrero shared his concern with using the 2D model to show this information. He added that we have layered maps that could show us uses, overlays, boundaries, etc. Ms. Carroll stated that staff uses the tools that Commissioner Borrero is referring to when they are making decisions about moving the lines. Commissioner Roewe asked if this FLUM is a current snapshot. Ms. Carroll replied yes, that it is captured in time.

Commissioner Brower noted that he was struck by the user- friendliness of this map but thought staff could do better to give people more information. Co-Chair Cutler noted that the online tools for GIS are good and potentially could be used to tell the story. Mr. Hauger wondered if there were existing uses that were missing from the map. Co-Chair Cutler stated that the Commission is asking for a map or an interface that has the connections between land use, transportation infrastructure, and the variety of overlays. Commissioner Borrero noted that overlays are an important and difficult issue and including them is important.

Commissioner Shook stated that the overall land use strategy needs to be reflected in the FLUM. He added that if overlays play a role they should be included.

Co-Chair Cutler stated that OSE is working on the climate resiliency project and the sea level rise for the City of Seattle. He wondered if DPD was working with OSE and how that work is progressing. Mr. Hauger replied that DPD staff is working with OSE and this is a major policy issue that the City is addressing. He added that there is not enough analysis at this time to pick a direction. Mr. Hauger continued that the OSE process is behind the Comprehensive Plan and will likely need to be folded in over time. Co-Chair Leighton asked if there would be a policy that institutionalizes how sea level rise will make an impact. She suggested that the Commission

should continue to support the funding and study of this issue. Co-Chair Cutler stated that a broader City policy that the Council adopted was to be carbon neutral by 2050. He asked how that is being folded into the Comprehensive Plan. Mr. Hauger answered that when Council adopted that policy, they added to the Comprehensive Plan targets to achieve this goal. He added that DPD staff may ask that these overly prescriptive tools be removed but continue to have it as a key metric moving forward.

Co-Chair Cutler asked Commissioner Brower to give the Commission a brief update on the Maritime Summit he attended. Commissioner Brower reported that Mayor Murray convened a Maritime Summit last week and he attended as the Planning Commission representative. Commissioner Brower stated that 125 people attended and the Mayor was present the entire time. He noted that a big issue discussed was how we tell the story of the industrial and maritime industry community.

PUBLIC COMMENT

Cindi Barker of the Neighborhood Planning Committee gave public comment noting that metrics are important to the users of the Comprehensive Plan and that we need to make sure that enforcement of these metrics are ongoing. She added that we lose track of how we make changes and how we can correct the course moving forward. Ms. Barker encouraged the Commission to review the Comprehensive Plan capital facilities and to make sure there is a layer that shows how development will happen on the FLUM. She continued that there is a need to make sure it is user friendly and show where the growth will be. Ms. Barker stated that whenever the Commission says that the rezone should occur that they should then make sure that there is clear articulation of why.

Commissioner Roewe noted that when you recalculate what is eligible for redevelopment backing out major institutions, industrial lands, and parks there is a larger percentage of land that is set aside for single family use resulting in approximately 28% that can accommodate the population increase we are anticipating.

ADJOURNMENT

Co-Chair Cutler adjourned the meeting at 8:55 am.