

CITY OF SEATAC
PLANNING COMMISSION
Minutes of February 3, 2015
Regular Meeting

Members present: Joe Adamack, Roxie Chapin, Tom Dantzler, Robert Scully, Jim Todd
City Councilmembers present: Tony Anderson; Pam Fernald
Staff present: Todd Cutts, City Manager; Joe Scorcio, CED Director; Steve Pilcher,
Planning Manager; Mike Scarey, Senior Planner
Consultant present: Larry Toedtli, Transpo

1. Call to Order

Chairman Adamack called the meeting to order at 5:30 p.m.

2. Public Comment

None.

3. Briefing on Major Comprehensive Plan Update – Transportation Element

Larry Toedtli of Transpo led a discussion of transportation issues facing the City over the 20 year planning period. He noted the need to balance wants and the budget and also the necessity of a good transportation system to support the growth projected in the Comp Plan, including the economic development goals of the City. Their work also focuses on how the system may best support the community's vision.

Mr. Toedtli reviewed the process that has occurred to date and then reviewed major improvements that need to occur. By 2025, Phase 1 of SR-509 needs to be developed, as well as an Interim South Access to the airport. By 2035, the South Airport Expressway needs to be constructed. And, by 2040, Phase 2 of the SR-509 will need to be constructed. These improvements are needed to keep up with the anticipated growth within the City and the increase amount of air passenger traffic expected at the airport.

Mr. Toedtli reviewed the existing 2015-2024 Transportation Improvement Program (TIP), noting which improvements are expected to be made by the City and which by other entities. He also noted that Transpo has reviewed the City's Safe and Complete Streets Plan and the desired improvements to be made to the non-motorized network. He then reviewed in more detail multimodal improvements contained within the TIP.

Some of the TIP projects will be necessary to maintain adopted Level of Service (LOS) standards. Other improvements will only occur in conjunction with or after other projects. For example, the proposed S. 200th St. "road diet" (i.e., reconfiguring the street from a 4-lane section to 2 lanes with a center turn lane, plus bike lanes) is dependent upon Phase 1 of SR-509 being

built. He noted that this improvement can occur without decreasing vehicular traffic volumes on S. 200th and will also likely result in a 30% decrease in collisions due to a protected left turn movement.

Mr. Toedtli then reviewed project costs of these improvements, noting they average out to approx. \$15-17 million/year, which is double or more of current expenditures for multimodal roadway and intersection improvements. Sidewalk improvements as contained in the Safe and Complete Streets Plan are 4 to 5 times greater than current expenditure levels. In total, the financial consultant (BERK) projects a total of \$168 million dollars of revenue to meet from \$490-600 million of need.

Mr. Toedtli noted the need to balance a variety of priorities. In reviewing the diagram illustrating this point, the Commission suggested that the central factor should be “Livability” as opposed to “Safety.”

Various funding options were reviewed, including Transportation Benefit Districts, increasing traffic impact fees, establishing local improvement districts, establishing a business and occupation (B&O) tax or renegotiating the parking tax agreement with the Port of Seattle.

Mr. Toedtli then reviewed the next steps to occur as the Plan moves towards completion.

4. Approval of Minutes

Moved and seconded to approve the minutes of the January 20, 2015 meeting. **Passed 5-0.**

5. Election of Officers

Moved and seconded to elect Robert Scully as Vice-Chair. **Passed 5-0.**

Moved and seconded to elect Joe Adamack as Chair. **Passed 5-0.**

6. Major Comprehensive Plan Update – Housing & Human Services Element

Senior Planner Mike Scarey reviewed changes that have been made to the document since the Commission’s last review in October 2014. He also handed out a document which shows all changes that have occurred from the very beginning of drafting revisions.

Mr. Scarey then reviewed highlights from the draft Implementation Strategies. The Commission discussed the issue of housing affordability and how it should best be addressed, considering that the majority of existing housing in SeaTac is currently considered to be affordable.

Finally, Mr. Scarey handed out a letter that staff had received earlier in the day from the Housing Development Consortium, noting that staff has not had time to review and comment on it.

7. CED Director's report

Director Joe Scorcio reminded the Commission of the upcoming National American Planning Association Conference that will be occurring in Seattle April 18-21. The department has budgeted for all Commissioners to attend.

Commissioners Adamack and Dantzler noted they would not be able to attend any portion of the event. Other Commissioners were asked to notify staff by the end of the week of their desire to participate.

8. Adjournment

Moved and seconded to adjourn. Motion passed 5-0. The meeting adjourned at 8:11 p.m.

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