



Planning and Economic Development Committee Minutes

Thursday, November 1, 2018

5:20 PM

SeaTac City Hall – Riverton Room

Members:	Present:	Absent:	Commence:	5:24 P.M.
			Adjourn:	7:10 P.M.
Rick Forschler, Chair	X			
Peter Kwon	X			
Joel Wachtel	X			

Other Councilmembers: Pam Fernald, Peter Kwon, Mayor Erin Sitterley

Staff Present: Steve Pilcher, CED Director; Kyle Moore, Government Relations/Communications Manager; Jennifer Kester, Planning Manager; Kate Kaehny, Senior Planner; Aleksandr Yeremeyev, Economic Development Strategist

<p>1. SKHHP proposal</p>	<p><u> X </u> Recommendation</p> <p>The Parks and Recreation Committee meeting was reconvened at 5:24 PM. The Planning and Economic Development Committee was called to order at 5:24 PM. This item was considered jointly by the two committees.</p> <p>CED Director Steve Pilcher explained that he and Mayor Erin Sitterley attended a South King County Housing and Homelessness Partnership (SKCHHP) meeting. The basic concept is to form a partnership of South King County cities to pool resources to serve homelessness and housing issues. The cost to participate was presented. After discussion, the Parks and Recreation Committee and the Planning and Economic Development Committee recommend not to proceed with this partnership.</p>
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<p>2. Public Comment</p>	<p>Bruce Jansen, Doubletree Hotel & Conference Center introduced himself and is interested in the convention center discussion. They have some concerns.</p> <p>Vicki Lockwood thanked the committee for its decision on SKHHP.</p> <p>Judi Williams spoke regarding housing affordability and how it is defined. Interested in how it relates to the City Center Plan.</p> <p>Earl Gipson agreed to move on from SKHHP. Spoke against the idea of a convention center. What site(s) might be available? Issues of maintenance and upkeep and need to continually update.</p> <p>Katherine Kertzman, stated she is here to learn.</p>
<p>3. Minutes of 10/4/18 Meeting</p>	<p>Moved and seconded to approve. Approved 2-0 (1 abstention)</p>
<p>4. City Center Plan</p>	<p><u> X </u> Presentation/discussion</p> <p>Sr. Planner Kate Kaehny presented a PowerPoint that provided the background for this project. City Center Plan adopted in 1999, almost 20 years old. Time to re-visit the document. Many fundamental concepts are now out of date, like the ST Airport Station location.</p> <p>Original concept was to create a Civic Center, split in character between east and west. SeaTac Airport Station Area Plan was adopted in 2006, later rescinded in 2010. Noted that although regulatory changes to implement the City Center Plan were completed, capital projects were not.</p> <p>Reviewed the draft project goals and scope and proposed schedule for completing this work by this time next year.</p> <p>Chair Forschler indicate that an economic plan/strategy should be completed first, prior to updating the City Center Plan. The idea is how to integrate that effort into updating this Plan.</p> <p>CM Kwon asked that commercial property owners be engaged to determine their desires/interests/motivations for investing in the area. Agreed of the need to understand the economics of the airport and how to get more than just hotels.</p> <p>CM Fernald noted past history and should explore why the initial vision did not come to fruition. Indicated the need for police involvement to ensure we maintain a safe community.</p>

<p>5. Convention Center</p>	<p><u>X</u> Discussion</p> <p>CED Director Pilcher reviewed the zoning issues of constructing a convention center on the Dantzler property, south of the Angle Lake Station. He noted staff does not have the time or expertise to comment on the viability of such a center. Economic Development Strategist Aleksandr Yeremeyev provided his perspective and the need to enlist the expertise of a consultant.</p> <p>Chair Forschler advocated putting pressure on the State to change the law so the City could receive more of the lodging taxes it generates. He believes the City could develop a center that would break even. If not, there would be a benefit of filling hotel rooms.</p> <p>CM Fernald suggested that a feasibility study be conducted. Recalled that the Port has explored building one on its property; would be helpful to know why they abandoned their plans. Asked staff to see what information may be available.</p> <p>CM Kwon advocated building a convention center with adjacent hotels surrounding the facility. Plenty of room to do so on the Dantzler property. City will need to be able to receive more lodging tax funds in order to make the project viable. Believes there is a demand for a larger facility here in the city.</p> <p>Chair Forschler indicated the need to fill a niche, larger than space available in our hotels, but less than the State Convention Center.</p> <p>CM Wachtel unsure that Dantzler property is the best site. Suggested that this effort isn't worth the \$3 million per year of lodging tax funds.</p> <p>Earl Gipson suggested the City should not be involved.</p> <p>Mayor Sitterley was opposed to spending tax dollars on a venture that will lose money.</p> <p>CM Kwon only supports if we can get lodging tax funds back from the State. Believes it will pay off in the long run.</p> <p>Chair Forschler suggested the need to hear results of meeting between the City Manager and Wright Runstad.</p>
<p>6. City Branding</p>	<p><u>X</u> Discussion</p> <p>Kyle Moore, Govt. Relations/Communications presented a PPT. Your customers defined your brand. Asked for any input.</p> <p>Some dissatisfaction with the "Everywhere's Possible" slogan. Also with the airplane on the logo.</p>

7. Orillia Rd. annexation	<p>CED Director Pilcher reviewed information in the packet. Noted the procedural issues that are faced. Asked the Committee what it sees as the advantaged to annexing.</p> <p>Staff will prepare a list of pro's and con's, plus a list of the procedural steps that will need to be taken.</p>
8. Future topics	None.
9. Adjourn	The meeting adjourned at 7:02 p.m.