

**CITY OF SEATAC**  
**PLANNING COMMISSION**  
**Minutes of February 4, 2020 Meeting**

**Members present:** Leslie Baker, Tej Basra, Roxie Chapin, Tom Dantzer, Brandon Pinto, Andrew Reid-Munro; Jagtar Saroya

**Members absent:** None

**Staff present:** Steve Pilcher, CED Director; Kate Kaehny, Senior Planner; Aleksandr Yermeyev, Economic Development Manager

**1. Call to Order**

Chair Basra called the meeting to order at 5:50 p.m. after staff resolved some technical difficulties.

**2. Approval of minutes of December 17, 2019 regular meeting**

Moved and seconded to approve the minutes as written; passed 6-0.

**3. Public Comments**

None.

**4. Briefing: City Center Plan Update**

Senior Planner Kate Kaehny stated she was present to provide an overview of the project to date and present a preview of the soon to be issued Vision report, which will be presented at their next meeting. The Commission will be asked to make a recommendation on the report at its next meeting, with Council action anticipated in March 2020. She reviewed the planned content of the report.

A question was raised about how parking is being addressed in the document. Ms. Kaehny noted that parking is an important use supporting the airport, but the document is anticipating there could be changes in the future, depending on the advent of autonomous vehicles and increased use of Uber, etc. There was discussion about providing shuttle service to assist individuals arriving to work on time.

Ms. Kaehny reviewed the process for the project, noting the steps taken to get public input. She presented a map depicting how many major landowners have been involved.

The draft Vision statement was reviewed; Ms. Kaehny noted that the name “SeaTac Landing” is simply a placeholder at this time.

Ms. Kaehny then reviewed the draft District Principles and the draft development concept, which recognized a western business district and an eastern residential area. Activity and service hubs are identified, as are primary streets and intersections in need of improvement.

The Economic Opportunity Assessment was reviewed. Key opportunities include airport service businesses; office development; retail & service businesses; and more intensive residential and neighborhood commercial uses. The consultant is also recommending the City prepare for a reduction in future parking demand.

There was a question concerning the type of businesses being pursued. Economic Development Manager Aleksandr Yeremeyev provided comments on how staff is devoting its energies to business recruitment.

In response to a question concerning transportation issues, Ms. Kaehny noted there are issues in the area that arise from the mega-blocks, which could be exacerbated if everyone is successful in growing their businesses or in constructing new projects. She then reviewed the identified barriers to mobility that are present in this area. The transportation consultant for the project noted that redevelopment of properties should consider how to improve access both to and from their sites.

#### Public Comment

Earl Gipson commented that this process seems redundant. The market will dictate what occurs in the area; he recommends keeping the plan policy general, in order to better adapt to changing conditions. He spoke against encouraging bicycles in and around airports.

Wes Wood, Dollar Development (Cassans) spoke in favor of the direction the process is taking. He stated the Commission should recommend the Council move forward with the proposal.

Cathy Boysen Heiberg agreed with the comments on Mr. Wood. She is looking forward to the 2<sup>nd</sup> phase of the project. She requested the final report of the consultant be provided well in advance of the next meeting.

Ms. Kaehny reviewed next steps for the Commission, PED Committee and full Council.

#### **5. Director's Report**

CED Director Pilcher advised the Commission that the Council's Planning & Economic Development Committee concurred with the Planning Commission exploring possible regulations to address short term rentals. Concerning housing issues, they wish to hold off to see if staff can secure funding from the State to create a Housing Action Plan.

Mr. Pilcher reminded those members whose terms are expiring at the end of March. He also invited members to the City's 30<sup>th</sup> Anniversary celebration on February 29 and mentioned the City Council will be having a retreat on Saturday, March 7.

#### **6. Commissioners' Comments**

None.

#### **7. Adjournment**

There being no further business, the meeting adjourned at 6:28 p.m.