

Public Comment for  
City of SeaTac Planning Commission Meeting  
Regarding Code Amendment for HB1220 Compliance

Dear Planning Commission Members, CED and City Staff,

Hello everyone and good evening, I will try to keep my comment brief and to the point.

My name is Christina Boysen Palicka, I am commenting as a stakeholder within SeaTac and on behalf of our tenants that operate core hospitality and travel reliant, supportive businesses, and their employees within the CB-C zone from 176<sup>th</sup> down to the 18220 block adjacent to International Blvd.

I have been following these meetings since June and understand the City is obligated to make a decision that is compliant with HB 1220. The fact that this comment may appear to be just another NIMBY argument is not lost on me and not my intention. I am asking this commission to please not only take a step back and look at the long term future implications to this City's core travel industry but also the implications to this industry's employees, many of whom reside within SeaTac.

I encourage the Commission to reconsider "Option 2: Majority of Zones outside of City Center" or "Option 3: Exclude CB-C Parcels". Covid has hit the travel industry hard, this doesn't just affect large corporations, it affects the entire industry that surrounds airport hospitality and travel, including hotels, most which are located within the City Center Zone or CB-C. This also includes small or family run businesses, the many SeaTac residents that rely on travelers for their jobs or business, and all those that travel or stay in SeaTac for their employment.

The City already competes with neighboring areas for hospitality and travel business and relies on travelers staying in SeaTac. If hotels near the airport, which travelers would normally stay at, become unsafe, it could lead to travelers considering staying in hotels outside of SeaTac.

As many businesses and residents can affirm, there has been a rise in incidents and crime involving unhoused or recently unhoused persons residing in emergency housing, or individuals that take advantage of the "cover" unhoused people give them to commit crime. I understand this is not emergency housing and is intended to be a longer-term approach to solve this crisis. SeaTac City Council placed a moratorium on this type of housing because of unresolved issues and concerns from the public and also from our SeaTac Police Officers related to the above. This Commission also had concerns about densely congregating large numbers of unhoused people that may have mental health or substance abuse issues in one building or so closely housed together. The majority of potential sites within the City Center zone or CB-C as mentioned are large buildings that are densely located together. As the Commission stated in the June 15th meeting, this could lead to an unmanageable situation and be counter productive to the intended purpose of helping people.

I could continue to list concerns regarding the safety of persons on public transit, safety of employees that have to deal with potentially dangerous situations daily, and cite examples of problems that have already happened or pose "what if" scenarios to the commission to ponder. However, since I am limited on time I will conclude by asking the Commission to please do meaningful outreach and talk directly to the businesses in these areas to hear what their concerns are and what they have already been dealing with on a daily basis and how negatively this could impact one of the most important

business industries in SeaTac. Just this past week, several of our family members met with Rich Scherzinger, Manager of the Hilton and DoubleTree Hotels. His daily, first hand experiences were VERY disturbing. This is just one Manager's experience. Please feel free to contact him for further discussion.

It is for the above reasons and many others that we encourage you to consider Options 2 or 3, or another creative solution to comply with HB 1220. Thank you for your time and consideration in reading my comment,

Sincerely,

The Boysen & Boysen Family Managing Team

James Boysen

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