

AGENDA

Finance and Economic Development Committee Meeting
Thursday, January 12, 2017
6:00 p.m. – 6:50 p.m.
South Conference Room

- 1. Call to Order**
- 2. Approval of the November 10, 2016 meeting minutes**
- 3. PR-C Zone Economic Update**
Staff will provide an update on the pro's and con's of BP uses within the PR-C zone north of South 216th Street.
- 4. Marina Lease for Mobile Retail**
Staff will provide information on the current status of lease discussions with Ken Rogers for Mobile Retail at the Marina.

DRAFT MINUTES

Finance and Economic Development Committee Meeting

Thursday November 10, 2016

5:30 p.m. – 6:15 p.m.

South Conference Room

Council Members

City Staff

Chair Pro Tem Vic Pennington	Michael Matthias – Interim City Manager
Matt Pina	Dan Brewer – Planning, Building and Public Works
Chair Jeremy Nutting (absent)	Director (PBPW Director)
	Grant Fredricks – Consultant
	Tim George – Interim City Attorney

Guests

Bart Byrnestad & Donnie Belk, Panattoni

1. Call to Order

Chair Pro Tem Vic Pennington called the meeting to order at 5:34 p.m.

2. Approval of the October 13th, 2016 meeting minutes

Minutes approved as submitted.

3. Allowed Uses in the PR-C Zone

PBPW Director Brewer opened up the discussion on the potential for adding business park uses to the PR-C zone on the north side of South 216th Street. Representatives from the Panattoni Development Company currently have an option on one owner's property and feel that business park type uses would be beneficial for the City. Committee members expressed some concerns about the economic risks of adding business park uses in this commercial zone, and the potential of losing out on the opportunity for commercial development along SR 99. Unfortunately at this time there is still very little economic data available from the Des Moines Creek Business Park in order to get a realistic picture of what the City could expect in terms of revenues. It was pointed out that there is already a large amount of commercial property that is either vacant, or underdeveloped along Pacific Highway South, both in Des Moines and also within the City of SeaTac. The Committee also discussed the opportunity cost of delaying action and the imminent availability of BP-type property along the 24th/28th corridor once the City of SeaTac's 24th Ave extension is complete next year. The Committee directed staff to prepare an ordinance for the Council's consideration, and to bring the item back to the full Council for discussion at a public hearing.

4. Draft 2017 Committee Work Program

PBPW Director Brewer reviewed the draft 2017 Committee work program, highlighting a number of new proposed items that are suggested by staff for the Committee to address in 2017.

The next meeting is scheduled for January 12, 2017, 6:00-6:50 pm in the South Conference room.

Adjourned at 6:20 p.m.

Respectfully submitted by Dan Brewer, PBPW Director

Tim George, City Attorney
21630 11th Avenue So., Suite C
Des Moines, WA 98198
206.870.6553
Fax: 206.870.4387

**OFFICE OF THE
DES MOINES
CITY ATTORNEY**

Memo

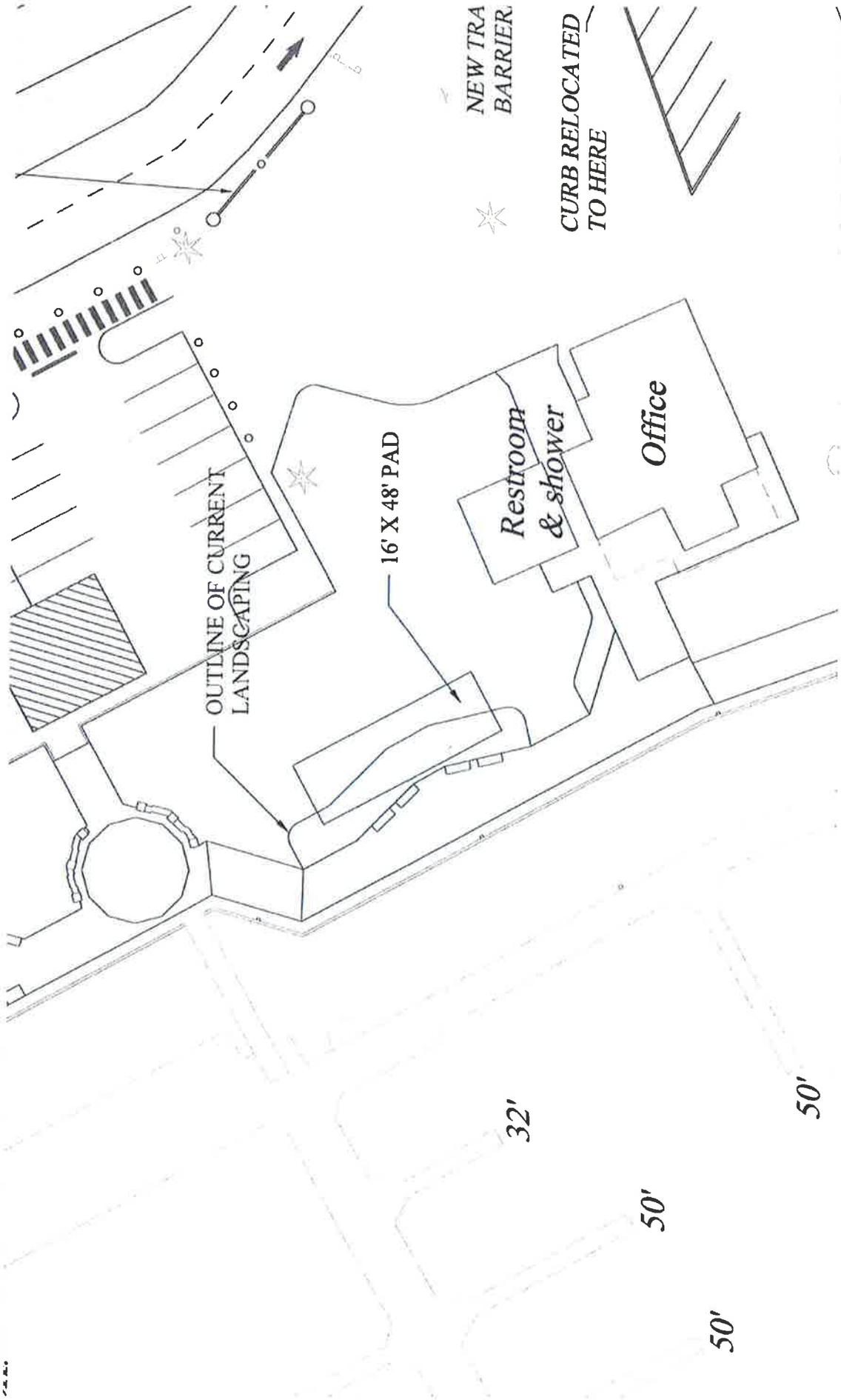
Date: January 5, 2017
To: Finance & Economic Development Committee
From: Tim George 
Re: Marina Lease for Mobile Retail

The City has been approached by an individual who is interested in opening a retail food and beverage business in the Des Moines Marina. This business would be operated out of a converted shipping container like structure similar to the photos attached to this memo. The structure would be affixed to the ground but relatively mobile and could be moved with minor costs. The structure would require some basic infrastructure improvements and utility hook ups. The following initial issues regarding this type of use will be presented to the Committee for discussion:

1. Is this type of use favored?
2. Location
3. Term
4. Rental amount
5. Relocation potential
6. Other thoughts/concerns?



EXAMPLES FOR ILLUSTRATIVE PURPOSES ONLY. NOT ACTUAL PROPOSAL.



NEW TRA
BARRIER

CURB RELOCATED
TO HERE

OUTLINE OF CURRENT
LANDSCAPING

16' X 48' PAD

Restroom
& shower

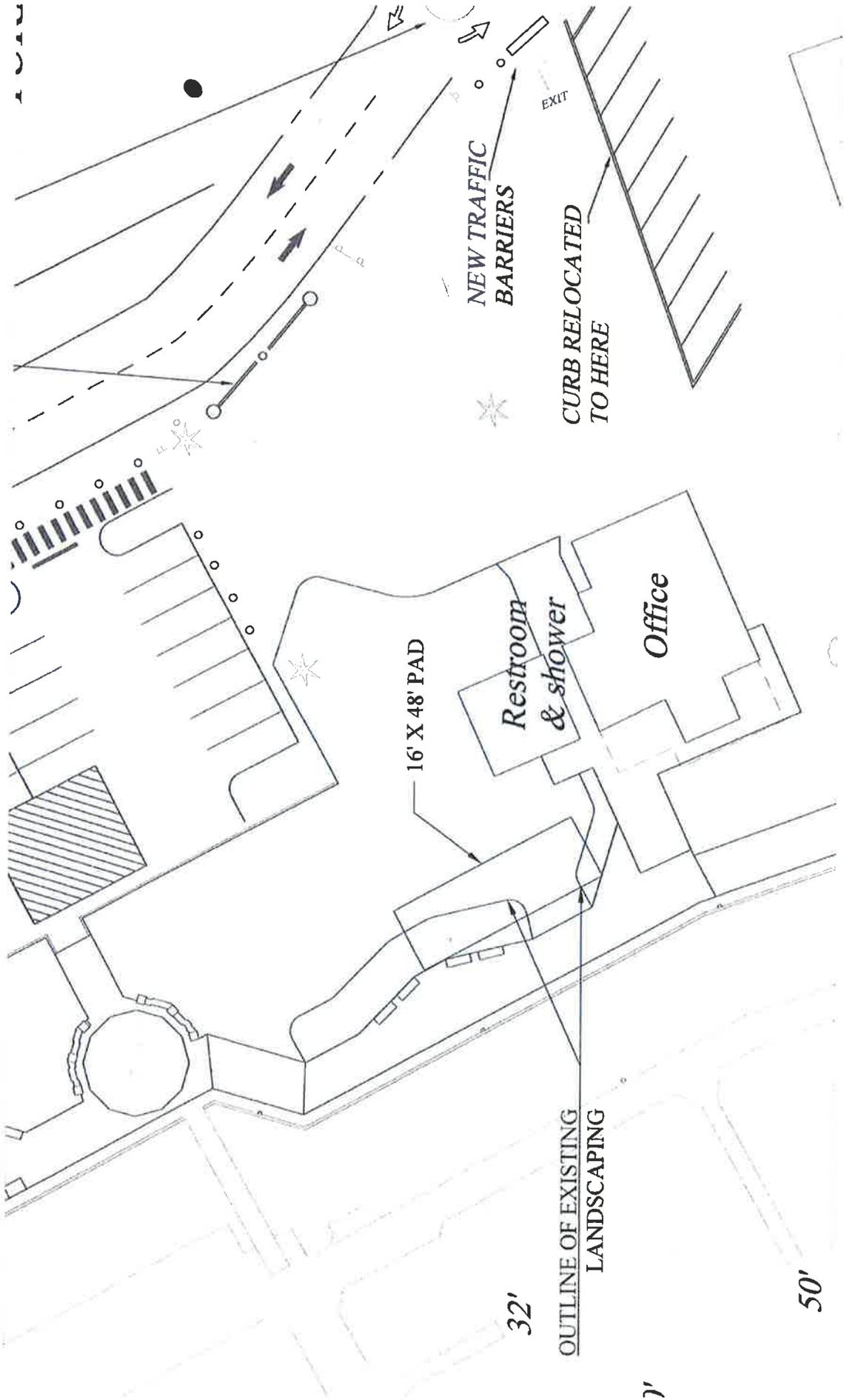
Office

32'

50'

50'

50'



NEW TRAFFIC BARRIERS

CURB RELOCATED TO HERE

EXIT

16' X 48' PAD

Restroom & shower

Office

OUTLINE OF EXISTING LANDSCAPING

32'

50'

7'