

AGENDA

**Economic Development Committee Meeting
Thursday February 22, 2018
6:00 p.m. – 6:50 p.m.
South Conference Room**

- 1. Call to Order**
- 2. Selection of Chair and Co-Chair**
- 3. Approval of the December 14th, 2017 meeting minutes**
- 4. 2018 Work Plan**
Staff will seek confirmation from the Committee on the 2018 Work Plan

DRAFT MINUTES

**Finance and Economic Development Committee Meeting
Thursday December 14, 2017
5:30 p.m. – 6:20 p.m.
South Conference Room**

Council Members

Chair Jeremy Nutting
Vic Pennington
Matt Pina

City Staff

Michael Matthias – City Manager
Dan Brewer – Chief Operations Officer (COO)
Susan Cezar – Community Development Director
Denise Lathrop – Planning and Development Services
Manager
Tim George – City Attorney

Guests:

Harry S Steinmetz
John Scully
Traci Buxton

1. Call to Order

Chair Jeremy Nutting called the meeting to order at 5:32 p.m.

2. Approval of the June 8, 2017 meeting minutes

Minutes approved as submitted.

3. Landmark

City Manager Michael Matthias discussed the Landmark on the Sound property; sale pending. The developers see this location as a potential mixed use redevelopment project similar to The Old Rainier Brewery site in Seattle. These developers have had success with prior large scale projects such as is possible at the Landmark property. A considerable amount of renovations will be necessary, but the expectation is to make this project a community resource.

- Des Moines Municipal Code would require fairly modest changes currently zoned Institutional Campus Zoning
- Feasibility study ongoing
- Landmark Timeline – Rezone and Code Amendments handout presented by Community Development Director, Susan Cezar

The proposal is compatible with the Marina district redevelopment and is generating enthusiasm amongst the Council.

4. Economic Development Project Updates

Community Development Director Cezar reviewed the 1st Quarter 2017 Development Activity Map and updated the progress on many of the significant projects that are shown on the map and also noted new projects.

- FAA Building will be completed soon, likely encouraging commercial/residential growth elsewhere in the City
- Additional building height bonus areas may be attractive incentives for development in the Marina District; this would require Community Development staff research
- Two projects should be vested by 12/31/2017 – Des Moines Theater and Seascapes Mixed Use
- Adriana Senior Housing under construction
- Waterview Crossing project reviewing relocation of buildings due to PSE High Voltage Lines
- Wesley Homes Brownstones/Cottages under construction; Phase II, Main Building likely submitting in the Spring of 2018
- Other projects in various stages of review: Highline Place, Interim High School @ Olympic Elementary, Zenith Elementary School, Marina 87, BeBe Nails

Council members commented on the exciting blend of opportunities within the City; their goal remains to continue to focus on potential development sites for well planned growth.

5. Cell Tower Lease Renewal

City Attorney Tim George reported that AT&T has asked the City to renegotiate the lease for their cell tower stationed at the Field House located at 1000 S 220th St. The current lease will expire in 2024. AT&T wishes to reduce the annual payment by \$3100. It is required that this committee respond to AT&T's request. The committee denied the request.

The next meeting is tentatively scheduled for January 11, 5:30-6:20 pm in the South Conference room.

Adjourned at 6:25 p.m.
Respectfully submitted by,
Jodi Grager, CPT

DRAFT
Economic Development Committee
Work Program Items for 2018-2019
Updated February 2018

Tier 1 Items

Regulatory Requirements

- Essential public facilities ordinance - first reading May 2016, passed to a second reading, complete in March 2018 to facilitate the development agreement with Sound Transit
- Shoreline Master Program periodic review (required by state), include Wasson house amendment (Environment Committee w/ FEDC Briefing)
- Wireless small cell ordinance – model ordinance being developed by consultant (EDC Briefing)

Economic Development

Zenith Neighborhood (2018)

- Institutional Campus (IC) zoning work – Landmark

Marina District Neighborhood (2018-19)

- Marina re-development associated policy and code work – scope to be determined
- Building heights in the area of the QFC site (gateway)

North Central Neighborhood (2018-19)

- Port of Seattle development agreement, Master Plan and SEPA review – DMCBP-West
- Review Business Park zoning/development feasibility on the south side of South 216th Street

Pacific Ridge Neighborhood (2018-19)

- Transit oriented development, Pacific Ridge and KDM Midway Station area
- Pacific Ridge, review zoning/comp plan/planned action – south end (PR-R to PR-C?)

Other

- FWLE Development Agreements with Sound Transit, Kent, possibly SeaTac, Highline College
- Nuisance abatement – on-going
- Annual comprehensive plan amendment
 - PR-13.3.5 modified to include Van Gasken park

Tier 2 Items

Code Maintenance

- Definitions – add intensity of land use definitions and reference to Ecology manual (CAO)
- Permitted Uses Table – mixed use, medical facilities, non-profits, etc.
- Roof top structures and screening requirements
- Group home regulations
- Ongoing Clean-up items

Possible additional items

- Review mixed use requirement in the Woodmont Commercial ("W-C") zoning designation (remanded to EDC by CC on 1/18/2018)
- Urban Agriculture (Farm to Table & Highline College Project)
- Keeping of animals, including bees
- Parking Code
 - Parking in-lieu fee for the Marina District
 - Parking requirements, modifications, lighting requirements (per CPTED/Pacific Ridge Design Guidelines)
- Repeal the MFTE Code (per direction from committee on 3-9-2017)
- School impact fees (discussed with Committee May 2016, request received from school district July 2017)
- Fire District impact fees
- CPTED (Crime Prevention through Environmental Design) – potentially extend beyond Marina District and Pacific Ridge (briefly discussed with FEDC)
- Development incentives for tree retention
- Update of the PUD code
- Update of the subdivision code