

AGENDA

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

- 1. Call to Order**
- 2. Approval of the February 22nd, 2018 meeting minutes**
- 3. Update on Port of Seattle Phase II Grant**
Staff will present information regarding the economic development partnership with Port of Seattle
- 4. Building Height Discussion**
Staff will facilitate a discussion regarding building heights in the Marina District Neighborhood

DRAFT MINUTES

**Economic Development Committee Meeting
Thursday February 22 14, 2018
6:00 p.m. – 6:50 p.m.
South Conference Room**

<u>Council Members</u>	<u>City Staff</u>
Chair Jeremy Nutting	Michael Matthias – City Manager (CM)
Co-Chair Vic Pennington (abs)	Dan Brewer – Chief Operations Officer (COO)
Matt Pina	Susan Cezar – Community Development Director
	Denise Lathrop – Planning and Development Services Manager
	Tim George – City Attorney
	Matthew Hutchins – Asst City Attorney
	Jason Woycke – Land Use Planner II
	Holly Keeton – Land Use Planner I

Guests:

John Scully

1. Call to Order

Chair Jeremy Nutting called the meeting to order at 6:02 p.m.

2. Selection of Chair and Co-Chair

Mayor Pina nominated current Chair Jeremy Nutting to remain as Chair of the Economic Development Committee with Vic Pennington to remain as Co-Chair. The nominations stand pending Council Member Pennington's acceptance.

3. Approval of the December 14th, 2017 meeting minutes

Minutes approved as submitted.

4. 2018 Work Plan

City Manager (CM) Michael Matthias recognized the significant contributions of the Economic Development Committee Members (EDC) and their focus on balancing the City's need for sustainable growth, quality of life for citizens and the revenue to accomplish City goals. This committee has been instrumental in seeking interconnectedness between the Des Moines Creek Business Park and the Downtown-Commercial Zone. Community Development Director Susan Cezar presented a power point along with the hand-out "*Economic Development Committee Work Program Items for 2018-2019*". The Committee reviewed the list and offered suggestions and opinions regarding the various items. Several questions were posed.

Tier 1 Discussion included:

- The Shoreline Master Program is due in June of 2019. It would behoove the City to complete our update in a timely manner due to staff availability at the Department of Ecology, and grant money becoming available to municipalities.

- Attorney Tim George is waiting for new state requirements regarding the Wireless Small Cell Ordinance.
- Des Moines Municipal Code changes will be necessary for potential projects such as the Landmark and the Marina redevelopment.

Tier 2 Discussion included:

- Tier 2 items could be inserted into the EDC agenda as time allows.
- A presentation to full council describing potential projects under the Urban Agriculture topic (Farm to Table & Highline College) was suggested.
- CPTED (Crime Prevention through Environmental Design) is of common interest to citizens, police, the community development department, city administration and developers.

Additional direction/questions:

- Could the topic “*Keeping of animals, including bees*” be assigned to a different committee? City Attorney will talk with the chair of the environment committee.
- How do potential zoning code changes impact residential density goals?
- The mixed use requirement in the Woodmont Commercial (W-C) zoning designation has been discussed previously, and it was not felt to be in the best interest of the City.
- Development incentives for tree retention may follow the Urban Forestry Plan.
- Parking code changes may result from the Marina redevelopment work currently in progress.

The next meeting is scheduled for March 22, 6:00-6:50 pm in the South Conference room.

Adjourned at 6:55 p.m.
Respectfully submitted by,
Jodi Grager, CPT

Memo

Date: March 16, 2018

To: Council Economic Development Committee

From: Denise Lathrop, AICP – Planning & Development Services Mgr.

RE: South 216th Street/Marine View Drive Node – Building Heights

Purpose

The purpose of this agenda item is to:

1. Introduce the topic of building heights at the S. 216th Street/Marine View Drive Node at the north end of the Marina District Neighborhood; and
2. Obtain the Committee's direction on how to proceed related to potential code amendments regarding building heights at the S. 216th Street/Marine View Drive Node.

Overview

Over the past year, Community Development has received several inquiries from property owners near the S. 216th Street/Marine View Drive node that are interested in developing their properties and identified the need for increased building heights.

We initially looked at building heights in 2010-11, and utilized elevation data from our GIS coupled with Sketch-Up modeling software and Photoshop to help us understand the implications of raising building heights.

In support of this effort, our GIS staff created north-south and east-west topographic cross-sections through the downtown that helped people understand how the topography affected the perceived building heights. We then created east-west cross sections at S. 220th Street, S. 223rd Street and S. 226th Street that illustrated modeled building heights at these locations.

What we found in our previous work is that the S. 216th Street/Marine View Drive Node is different from other parts of the Marina District in that much of this area is within a bowl that is surrounded by upland areas to the north and east (i.e., North Hill Neighborhood and Wesley Homes) and this area sits above the rest of the Marina District. For example, areas in North Hill range from 20 feet to over 200 feet higher in elevation while Wesley homes ranges from 10 to 60 feet higher. In addition, Wesley Homes is within the I-C zone which allows buildings up to 85' tall.

If the Committee is interested in further examining building height allowances in this area, staff would bring back to the Committee further information including topographic data and conceptual renderings.