

**Economic Development Committee Meeting**  
**Thursday July 26, 2018**  
**6:00 p.m. – 6:50 p.m.**  
**South Conference Room**

**1. Call to Order**

**2. Approval of the June 28, 2018 meeting minutes**

**3. Wasson House**

*Discussion related to the Shoreline Master Program and future vision for the Wasson House area of the Beach Park*

**4. Height Limitations near Big Catch Plaza**

*Discussion of process for council consideration of heights in the area of Big Catch Plaza*

MINUTES

Economic Development Committee Meeting  
Thursday, June 28, 2018  
6:00 p.m. – 6:50 p.m.  
South Conference Room

**Councilmembers**

Chair, Jeremy Nutting  
Co-Chair, Vic Pennington  
Mayor, Matt Pina

**City Staff**

City Manager, Michael Matthias  
Chief Operations Officer, Dan Brewer  
Chief Strategic Officer, Susan Cezar  
Assistant City Attorney, Matt Hutchins  
Community Development Manager,  
Denise Lathrop  
Principal Planner, Laura Techico  
City Clerk/Communications Director,  
Bonnie Wilkins

Guests: Councilmember Luisa Bangs, Councilmember Traci Buxton, Councilmember Matt Mahoney and Bill Linscott.

**1. Call to Order**

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

**2. Approval of the May 24, 2018 meeting minutes**

Motion made by Mayor Pina to approve the May 24, 2018 Economic Development Committee minutes; seconded by Co-Chair (Deputy Mayor) Pennington. Motion passed unanimously.

**3. Landmark Institutional Campus (I-C) Zoning Changes, Continued.**

City Manager Matthias clarified the title of the agenda item to remove the word "Landmark" as this item includes additional areas such as Highline College, Judson Park, and Wesley Homes.

Chief Strategic Officer Cezar mentioned that the attached proposal is in line for what's been asked; 85' height would need 45' set back from property line, with retention of significant vegetation of trees.

Mayor Pina said that his concern with the Landmark property is the surrounding neighborhoods.

Chair Nutting said that the elevator overruns would be no more than the HVAC units and that it's when you have rooftop gardens and stair access that you overrun the 85' height limit.

Mayor Pina said he is ok with 75' with appurtenances but cannot support 85'.

City Manager Matthias said that the Landmark project is unique in that the proposed buyer would like to keep the original Masonic building but needs to maximize the back end to make the project pencil out. The Masons have been very respectful in their selection of developers to find someone who will retain the building, employ it in productive use and provide public access for some retail activities.

Mayor Pina is concerned over the traffic impacts to the area. Chief Strategic Officer Cezar mentioned that right now we do not know how many units will be built, maybe less than previously anticipated. The traffic impacts still need review and a mitigation plan and City Council will be able to weigh in on that issue when they consider approval of the Master Plan.

Chair Nutting asked if the I-C Zone has a provision for buildings to be tiered with setback and heights.

Chief Strategic Officer Cezar said that setbacks increased with heights will result in terracing and that all factors will be reviewed in a Master Plan.

There was discussion on retaining the existing density in the amendments.

After discussion it was agreed that staff had enough information to take the Institutional Campus (I-C) Zoning Changes to the full Council for consideration.

#### **4. Laborers Local 242 Code Amendments**

Planning and Development Services Manager Lathrop updated the Committee that Laborers Local 242 will not be moving forward applying for grants for this project. She mentioned that after their initial feasibility analysis they would have difficulty meeting the private recreation space and commercial space code requirements. At this time, there is nothing in the city code allowing for in lieu private recreation space. Laborers Local 242 was able to get the parking requirement to work. The difficulty was the timing of potential code changes with the grant deadline. They are moving forward on another project and this one is being moved out at least two years.

The meeting adjourned at 6:49 p.m.

Respectfully submitted,  
Bonnie Wilkins, CMC  
City Clerk/Communications Director

# Memo

**To:** ED Committee  
**From:** Michael Matthias, City Manager  
**Date:** July 19, 2018  
**Re:** Wasson House

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City Council has previously toured the Wasson house, discussed it at a Council meeting and reviewed its status preliminarily relative to the Shoreline Master Program. Staff would like to present to the Economic Development Committee an approach to the Wasson house that provides a larger context. We know that connectivity between the Marina and the Beach Park is critical. As we have reviewed the North bulkhead project to ensure the integrity of Marina infrastructure we have considered a slightly different approach to the Wasson house.

What we would like to discuss with the committee is a larger project that extends from the north bulkhead, to the outlet of Des Moines creek including the walkway, grassy picnic area and the Wasson house. We will be recommending consideration of a capital project associated with the Wasson/Beach Park bulkhead redevelopment that provides this whole area for connectivity, recreation and walkability. We will bring this concept to the committee at the July 26, 2018 meeting and will provide some renderings and concepts of this potential approach.

# Memo

**Date:** July 18, 2018

**To:** Council Economic Development Committee

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

**RE:** South 216<sup>th</sup> Street/Marine View Drive Node – Building Heights

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## **Purpose**

The purpose of this agenda item is to provide the Economic Development Committee with a status update on modeling of building heights at the north end of the Marina District.

## **Overview**

On March 22, 2018, staff introduced the topic of building heights at the S. 216<sup>th</sup> Street/Marine View Drive Node at the north end of the Marina District Neighborhood. Background information on prior work related to building heights was provided and staff requested the Committee's direction on how to proceed with potential code amendments related to building heights at the S. 216<sup>th</sup> Street/Marine View Drive Node. Staff also noted that several property owners near the S. 216<sup>th</sup> Street/Marine View Drive node have expressed an interest in developing their properties and identified the need for increased building heights.

The Committee discussed the most likely area for a building height change due to the suitable topography of the area is between Big Catch Plaza and S. 219<sup>th</sup> Street on Marine View Drive South. Committee members discussed options for buildings at 75 feet and 85 feet and suggested the need for a redevelopment model or renderings of this area for a visual presentation.

## **Discussion**

Staff is in the process of procuring a consultant to provide modeling work.

In the interim, staff has provided a collection of images showing 85 foot buildings and a mix of building types, modulations and open space elements that could be feasible and integrated into future development scenarios.

85' buildings with varied massing and open space.



85' office buildings with varied massing and integration of open space.





85' buildings with varied massing and integration of open space (cont.)





Look for opportunities to enhance the public realm through shared open space.

