

AGENDA

Economic Development Committee Meeting
Thursday May 23, 2019
6:00 p.m. – 6:50 p.m.
South Conference Room

- 1. Call to Order**
- 2. Approval of the March 28th, 2019 meeting minutes**
- 3. School Impact Fees**
Staff will provide additional information related to school impact fees for the Highline School District
- 4. 2019 Work Program**
Staff will review the 2019 work program and receive direction from the committee related to potential changes.
- 5. Marina Redevelopment**
Staff will provide an update.
- 6. Parcel development in the Marina**
Staff will provide information about a potential tenant in the Marina.
- 7. Branding Project: Phase 1 Beautification**
Staff will inform the Committee about the downtown beautification progress.

DRAFT MINUTES

**Economic Development Committee Meeting
Thursday March 28, 2019
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
Co-Chair Vic Pennington	Dan Brewer – Chief Operating Officer
Mayor Matt Pina	Susan Cezar – Chief Strategic Officer
	Scott Wilkins - Harbormaster
	Denise Lathrop – Planning & Development Services Manager
	Brandon Carver – Public Works Director
	Jodi Grager – Community Development Assistant

Guests: Councilmembers Matt Mahoney and Traci Buxton; Dave Kaplan

1. Call to Order

Chair Jeremy Nutting called the meeting to order at 6:00 p.m.

2. Approval of the March 7, 2019 meeting minutes

Minutes approved as submitted.

3. Downtown Beautification

City Manager Matthias stated this topic is an ongoing discussion and presented a progress report:

- Flower pots are starting to arrive, the flower pots will be placed in groupings of three. City Clerk/Communications Director, Bonnie Wilkens is working on a pamphlet that will include locations for flower pot placement.
- The City is negotiating with the Regional Tourism Board regarding funds that will be earmarked for marketing and beautification. At the upcoming Council Retreat, staff will be seeking direction from Council regarding preferences.
- Next steps will involve infrastructure, traffic calming measures and business engagement.

4. Port of Seattle Grant – Phase 3

CM Matthias reminded the committee about prior grant phases. The Port of Seattle initiated non-competitive grants to focus on economic development. During Phase 1 the Holmes Group completed an economic study looking at utility corridors and buildable space. Phase 2 included a Marina Steps Development cost assessment. The Phase 3 grant application will be submitted moving the redevelopment project forward, including Request for Qualifications (RFQ) development and detailing how the Port might participate in the Marina redevelopment based on the findings and recommendations of the Waggoner Marina Services Assessment.

The next meeting is scheduled for April 25th, 2019.

Adjourned at 6:40 p.m.

Respectfully submitted by,

Jodi Grager, Community Development Assistant

DRAFT

Memo

To: Economic Development Committee
From: Susan Cezar, Chief Strategic Officer
Date: May 15, 2019
Re: Highline School District Impact Fees

The Economic Development Committee discussed Fire, Parks and School impact fees on January 24, 2019. As a first step, the Committee requested that staff bring back additional information related to the Highline School District request for school impact fees. The District last formally discussed this matter with the City Council's Economic Development Committee in the spring of 2016.

The District has provided a draft impact fee ordinance, draft inter-local agreement and the current requested fee amounts. These draft documents would be reviewed/edited by staff and the City Attorney as appropriate prior to submittal to Council for approval.

The District calculates its school impact fees based on the District's Capital Facilities Plan (CFP) with a 50% discount consistent with the King County Ordinance and recommends that discounted fee to all of its jurisdictions. The calculated fee for 2018, as discounted, is \$2,573 for single family units and \$3,646 for multi-family units. The District is in the process of updating the CFP and school impact fees for 2019. The School Board will review and approve the updated CFP/school impact fees in the coming months and forward to the City upon adoption. The District updates its CFP and school impact fees annually.

Additionally, the District noted that the City of Kent and King County both currently collect school impact fees on behalf of the District, in the amounts noted above. In addition to Des Moines, the District has requested that its other cities (SeaTac, Burien, Normandy Park, and Tukwila) consider enacting school impact fees.

The attached handout provides additional information related to the fee amounts for King County school districts as imposed by King County. Generally, the districts recommend these fees to their cities in accordance with the King County ordinance.

In order to implement school impact fees, the next steps would include adoption of the 2019 District Capital Facilities Plan, an impact fee ordinance, and an inter-local agreement.



2019 Fee Guide 03, School Impact Mitigation Measures

Chapter 21A.43 of the King County Code provides a framework for school districts to require that King County assess impact fees on new residential development in unincorporated King County. School districts affected by growth may request that impact fees be imposed on each new residential dwelling unit in the unincorporated portion of its district for which an impact fee has been established. One-half of the impact fee is paid at final plat approval and the other half when building permits are issued.

Residential lots that did not pay an impact fee during platting, multi-family building permits, mobile home permits, and site plan approvals for mobile home parks must pay the total fee when the permits are issued. The applicant may defer payment of impact fees until final inspection of the building permit in accordance with Chapter 21A.43. The amount of the fee is based on the fee schedule that is in effect at the time of permit application or final plat approval. The following fees have been adopted by ordinance 18834, effective January 1, 2019:

School District	Fee per Dwelling Unit	
	Single Family	Multiple Family
Auburn, No. 17408	\$5,716	\$4,488
Enumclaw, No. 17216	\$6,221	\$2,046
Federal Way, No. 17210	\$7,221	\$19,454
Fife, No. 27417	\$4,946	\$2,043
Highline, No. 17401	\$2,573	\$3,646
Issaquah, No. 17411	\$15,276	\$4,399
Kent, No. 17415	\$5,397	\$2,279
Lake Washington, No. 17414	\$12,294	\$624
Northshore, No. 17417	\$16,038	\$1,818
Renton, No. 17403	\$6,877	\$2,455
Riverview, No. 17407	\$8,492	\$2,265
Snoqualmie Valley, No. 17410	\$11,360	\$1,700
Tahoma, No. 17409	\$6,323	\$1,645

**2019 Fee Guide 03,
School Impact Mitigation Measures**

Single family units are defined as single detached dwelling units and multi-family units are townhouses and apartments. The following types of developments are exempt from school impact fees:

- Any form of housing exclusively for the elderly, including nursing homes and retirement centers
- Replacement or remodeling of existing homes
- Shelters for temporary placement
- Relocation facilities
- Transitional housing facilities
- Low-income housing
- Community residential facilities (i.e., group homes)
- Temporary dwellings for medical hardship
- Accessory dwelling units

This information is a general guide and should not be used as a substitute for current codes and regulations. Please contact King County Permitting at 206-296-6600, or email DPERWebInquiries@kingcounty.gov for additional information.

**Economic Development Committee
Work Program Items for 2019
Updated January 2019**

Tier 1 Items

Regulatory Requirements/Regional Participation

- Shoreline Master Program periodic review (required by state), include Wasson house amendment (Environment Committee w/ EDC Briefing)
- King County Buildable Lands (2019)
- 2020 Census (2019-2020)
- Vision 2050 (SEIS and plan)

Code Maintenance

- Title 16 – add intensity of land use definitions and reference to Ecology manual (CAO) and any additional changes per SMP periodic review
- Permitted Uses Table – mixed use, medical facilities, non-profits, etc.
- Ongoing Clean-up and procedural efficiency items
- Repeal the MFTE Code (per direction from committee on 3-9-2017)*

Economic Development

Marina District Neighborhood (2019)

- 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 (2019)

- 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 (2019)

- 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

- Urban Agriculture (Highline College) - Project tied to grant funding and deadlines. CC Municipal Facilities & Environment Committees to discuss in Jan/Feb 2019. (Note: Harpers have put their plans on hold as of 3/2018)
- Soundside Alliance (on-going)
- FWLE RFQ/RFP/Permit Strategy Coordination (on-going)
- Nuisance abatement (on-going)
- Annual comprehensive plan amendment
 - Scope to be determined

*These provisions are no longer in effect, as the sunset date has passed. Code will be updated in the future.

Tier 2 Items

Possible additional items

- Parking Code
 - Parking in-lieu fee for the Marina District
 - Parking requirements, modifications, lighting requirements (per CPTED/Pacific Ridge Design Guidelines)
 - Parking code modifications may follow from Marina re-development work
- Impact Fees:
 - School (discussed with Committee May 2016, request received from school district July 2017)
 - Fire District
 - Parks
- CPTED (Crime Prevention through Environmental Design) – potentially extend beyond Marina District and Pacific Ridge (briefly discussed with FEDC) Potentially add criteria to Chapter 18.235 Design Review
- Development incentives for tree retention – may follow from Urban Forestry Management Plan with Forterra; discuss potential edits to tree regulations for clarification in critical areas (pruning limits, mitigation, etc.).
- Update of the PUD code – staff can bring forward as time allows
- Update of the subdivision code – staff can bring forward as time allows