

AGENDA

**Economic Development Committee Meeting
Thursday June 27, 2019
6:00 p.m. – 6:50 p.m.
South Conference Room**

- 1. Call to Order**
- 2. Approval of the May 23rd, 2019 meeting minutes**
- 3. Branding/Signage Draft Statement of Work (SOW)**
Staff will provide the draft for committee review.
- 4. 2019 Work Program**
Staff will review the 2019 work program and receive direction from the committee related to potential changes.
- 5. Multi-Family Housing Regulations**
Staff will lead a discussion on the DMMC for Multi-Family Housing.

DRAFT MINUTES

**Economic Development Committee Meeting
Thursday May 23, 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 (CSO)
	Scott Wilkins - Harbormaster
	Denise Lathrop – Planning & Development Services Manager
	Brandon Carver – Public Works Director
	Jodi Grager – Community Development Assistant

Guests: Councilmembers Luisa Bangs, Matt Mahoney and Traci Buxton; and Highline School District Representatives: Scott Logan, Denise Stiffarm, Rod Sheffer

1. Call to Order

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

2. Approval of the March 28th, 2019 meeting minutes

Minutes approved as submitted.

3. School Impact Fees (SIF)

CSO Cezar presented a summary of the Highline School District's School Impact Fees and King County's 2019 School Impact Mitigation Measures Fee Guide, (Agenda Item #3 Attachment 1). Planning and Development Services Manager Denise Lathrop introduced the Highline School District representatives to inform and respond to questions.

- HSD is in the process of updating School Impact Fees for the 2019-2020 school year.
- The District has seen more students/families living in multi-family units.
- SIF results in new development funding additional capacity rather than relying on communities passing school levies and bonds.

For timing, staff is recommending bringing an ordinance to City Council with the updated school capital facilities plan, with fees effective on January 1, 2020.

Direction Given to Staff – Bring a draft ordinance to committee for review.

4. 2019 Work Program

This item will be addressed on the next available agenda.

5. 2019 Marina Redevelopment

City Manager Michael Matthias started the discussion by updating the committee regarding the Commercial property at 605 S 223rd St known as The Tag Zone. A non-profit group, SR3 Sealife Emergency Response Unit, is interested in the property

as a field hospital for their response, rehabilitation and research facility, (Agenda Item #5 Attachment 1). The City proposes a different location for this exciting venture; in the parking lot north of the Marina Sculpture Garden. This area would allow for outdoor saltwater tanks that would be necessary for the work of the Sealife Rescue mission. This would be an excellent location for public education and the large number of visitors that are anticipated each year. The City may consider contributing by providing utilities to this area and recouping the costs over time to facilitate the development. Other recent and proposed Marina District projects were also discussed including the Marina Steps, (Agenda Item #5 Attachment 2). Maps titled Primary Locations and Additional Locations were given to the committee to illustrate the City's beautification efforts and placement of flower pots, (Agenda Item #5 Attachment 3).

6. Parcel Development in the Marina

CM Matthias referred to Agenda Item #5 Attachment 2 – Des Moines Marina District Projects map to point out a section of the Marina that may be open to private development (Section #12). Redevelopment costs may require funding from the sale of City property. The discussion included these concerns:

- This section of the Marina floor is centrally located and may separate the Marina into halves
- Private ownership of a section poses City limitations of future control

The committee requested a draft proposal in order to better understand the ramifications of this decision.

7. Branding Project: Phase 1 Beautification

This item will be addressed on the next available agenda.

The next meeting is scheduled for June 27th, 2019.

Adjourned at 6:50 p.m.
Respectfully submitted by,
Jodi Grager, Community Development Assistant

**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

From: Traci Buxton

Sent: Tuesday, February 26, 2019 8:32 PM

To: Michael Matthias <MMatthias@desmoineswa.gov>; Dan Brewer <DBrewer@desmoineswa.gov>;

Jeremy Nutting <JNutting@desmoineswa.gov>; Vic Pennington <VPennington@desmoineswa.gov>

Cc: Tim George <TGeorge@desmoineswa.gov>

Subject: Code consideration

Good Evening!

I am writing in order to introduce a possible code addition or amendment with regard to multi-family development.

After our consideration of the zoning amendment on 216th, we saw that there are several neighborhood concerns when allowing a multi-family development near or in a neighborhood. This will become more common as we move forward in other areas of the City.

I am wondering if we might consider a few mitigations ahead of time so that we can say we have done some due diligence in protecting our citizens.

For example, I am thinking of; gated access and/or on-site management requirements for a stated minimum of units (12? 15?).

I am not on the Economic Development Committee and I don't know if the work plan has been discussed yet.

Even so, I don't suppose this is a hot issue – however, we might want to consider something like this with the Landmark development on the horizon.

Just some ideas ...

Thank you for your consideration.

Traci