

AGENDA

Finance and Economic Development Committee Meeting

Thursday, February 20, 2014

5:30 p.m. – 6:50 p.m.

South Conference Room

- 1. Call to Order**
- 2. Approval of the January 28, 2014 meeting minutes**
- 3. Economic Development Update – 15 minutes**
- 4. Business Attraction Plan – 20 minutes**
- 5. Envision Midway Briefing – 20 minutes**
- 6. Committee member comments – 15 minutes**

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

January 28, 2014

South Conference Room

21630 11th Avenue South, Des Moines, WA

Council Members

Chair Matt Pina

Jeremy Nutting

Jeanette Burrage

City Staff

Lorri Ericson – Acting City Manager

Dan Brewer – PBPW Director

Denise Lathrop – Community Development Mgr

Laura Techico – Senior Planner

Nikole Coleman-Porter – Planner II

Marion Yoshino – Economic Development Mgr

Grant Fredricks – Consultant

Guests

Alex Wilford – MBA

Grant Yang, Proposed Highline Place

1. Call to Order

The meeting was called to order at 5:36 p.m. by Chair Matt Pina

2. Selection of Committee Chair

Council member Nutting nominated Council member Pina. Motion passed unanimously.

3. Approval of the November 19, 2013, meeting minutes

Minutes approved as submitted.

4. Pacific Highway Corridor Charter and Work Program

Denise discussed the work program for the corridor which was updated to reflect direction received from the January 9th Council meeting. The focus of the work effort will be on the portion of the corridor between Kent Des Moines Road and the South 240th Street Node. The committee stressed the need to implement zoning and land use changes as quickly as possible in consideration for potential development proposals.

Council member Burrage expressed concern about the use of the word charter. Staff agreed to remove that term from the work program.

Mr. Yang, representing Highline Place, provided information on the status of the potential development project.

The committee would like a high level overview of the previous envision midway work and concepts. Staff will follow up.

5. Mixed Use Projects in Marina District

Marion presented a draft ordinance which proposed a moratorium on the requirement for any mixed use. There was discussion about revising the ordinance maintain 60% north of South 219th Street, and reduce the requirement to 33% south of South 219th Street. There was also discussion for staff to consider reductions based on geographical locations. There was also discussion about considering reducing the requirement based on the size of the property. The committee requested staff review the draft ordinance and resubmit to the committee for further discussion. The committee also wanted to link the moratorium date on this draft ordinance, with the draft ordinance on the requirement for on-site parking requirements. The date discussed was June 30, 2015.

5. Requirement for On-Site Parking in the Marina District

The committee discussed linking the moratorium date on this draft ordinance with the draft ordinance on mixed use requirement in the Marina District. The date discussed was June 30, 2015. The committee indicated that this draft ordinance as amended is ready for Council consideration.

6. Building Heights in the Marina District

The committee discussed a draft ordinance to increase the allowable building heights in Area 3 (aka the QFC) to 65'. The committee decided to table the draft ordinance as this time.

7. Fee Simple Ordinance

There was discussion of the benefits of a fee simple ordinance for townhomes. Staff indicated that our code currently provides for town home to be owned fee simple, and provides flexibility to developers. Alex Wilford from the master builders association offered to review our code, and propose some modification for consideration. Staff will coordinate getting the pertinent sections of our code to Alex for his review.

8. Changing the Committee Name

There was discussion about changing the committee name. The committee decided to leave the name as it is.

The next regular meeting is currently scheduled for February 25, 2014, from 5:30-7:00 p.m. in the South Conference room.

Adjourned at 6:50 p.m.

Respectfully submitted by:

Lorri Ericson, Acting City Manager

Business Attraction Program

Potential Development Sites

Marina District

- QFC site 2 AC
- Dietrich/Kerns 1 AC
(21925 – 21937 MVD)
- Bebe Nails .25 AC
- Fortun/Stegin site .5 AC
- Hoffman, adjacent parcel .5 AC
- 22325 7th Ave, Matt Chan .5 AC

Marina Floor (TBD)

- Food Vendor
- Other Retail
- Hotel

Business Park

- Port/developer follow-up
- Furney/Ono 21 AC
- 216th St (Matt Chan) 2 AC

Pacific Ridge

- Waterview Crossing 10.5 AC
- Ron Dupard/Smith Court 2 AC
- Emerald Auto/Trailer Park(?) 7 AC
- 2628 S 222nd St, PHS (Larry Benzel) .5 AC
- Steve Chan/All Smiles Dentistry 2 AC
- Ed Young/226XX PHS 2 AC
- Block House/Trailer Park 2 AC
(22855 PHS)

Pacific Highway South

- Shell Station .5 AC
- Oh parcel, 25940 PHS 2 AC
- 26601 PHS 4 AC
- Landmark Building 27 AC
- Redondo ?

On-Going

- ?