

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 on the Landmark property.

Mayor Pina said that his concerns with the Landmark property is the surrounding neighborhoods. The last thing the neighbors want are people being able to look down on them with an 85' allowed building.

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 are in support of this proposed project. City Manager Matthias indicated that while this current buyer is in favor of preserving the original facility, the building is in control of the buyer. City Manager Matthias also mentioned that the current developer has a connection to the property from his childhood.

Mayor Pina is concerned over the traffic impacts to the area. Chief Strategic Officer Cezar mentioned that right now they do not know how many units will be built, maybe less but she doesn't think they can do more than what is proposed. The traffic impacts still need review and Council will be able to weigh in on that issue when they approve 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 the Master Plan.

There was discussion on retaining the existing density that is already on the property.

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.

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