

# MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

January 3, 2013

South Conference Room

21630 11<sup>th</sup> Avenue South, Des Moines, WA

## Council Members

Chair Matt Pina

Carman Scott

Jeanette Burrage

## City Staff

Tony Piasecki – City Manager

Lorri Ericson – Assistant City Manager

Robert Ruth – Planning Manager

Denise Lathrop – Acting Community Dev. Director

Marion Yoshino – Economic Development Mgr

## 1. Call to Order

The meeting was called to order at 7:07 and everyone wished Councilmember Scott a Happy Birthday.

## 2. Approval of Minutes

The October 30, 2012 minutes were approved as amended to clarify that Council Members Burrage and Pina felt the question of parking for a new proposed downtown development should go before the hearing examiner and Councilmember Scott felt it would be better addressed by the council as a whole.

## 3. Economic Development Update

ED Manager Yoshino and CM Piasecki updated the committee on the discussion with the Port of Seattle on the RFP for the DMCBP. ED Manager Yoshino advised that the PMF investment company looking at the Furney property decided not to move forward due to “weak tenant” interest at this time. ED Manager Yoshino also reported that the attorney for the Artemis has advised that all his EB5 applications were at a standstill, and he is working to move them forward. ED Manager Yoshino concluded with an update on the Theater property.

## 4. Discussion of Pacific Ridge Tour

One of the developers who agreed to review the Pacific Ridge Code has been unable to do so yet, but has committed to do it prior to the next Economic Development and Finance meeting. Each councilmember reviewed their notes and shared their thoughts on items that should be addressed.

Councilmember Scott spoke to the placement of the buildings, the parking and the signage as well as the need to acknowledge that HWY 99 is an interstate highway with a high speed limit. She also spoke to the fact that the residential growth designated for that area needs to be off the Hwy 99 frontage. She asked if there was a way to help the property owners understand the real value of their property as developers “back into” the land value.

Councilmember Burrage asked that we address building setbacks in the work plan for 2013. She also believes we should allow more varied uses including relaxing the restrictions on automotive uses. Councilmember Burrage suggested we consider looking at the impact fees for business development and eliminate or reduce them in an effort to help commercial developments pencil out. Discussion ensued.

Chair Pina agreed with the comments about the speed on the road and visibilities of the businesses. He also agreed with the need to change the setbacks. He asked about the possibility of taking a look at some of the residential property to see if it might be viable as commercial property. Although he does not want to see uses that would give the appearance of “downgrading” the quality of businesses on Pacific Highway, he believes we need to consider additional uses as well.

City Manager Piasecki suggested we reconsider the parking requirements and the orientation of the parking toward the building. He also spoke about the need to readdress height limits, particularly as it relates to apartments and floor area ratios. City Manager Piasecki also suggested loosening up the mixed use ratio and minimum height in certain areas.

#### **5. 2013 Finance and Economic Development Work Plan**

There was not time to discuss this in detail. Chair Pina suggested this work plan not be finalized until after the retreat on January 5, 2013. It will be a priority for the next meeting.

#### **6. Committee Member Comments**

There was not time for comments

#### **7. Next Meeting**

Next meeting is February 26, 5:30 – 7:00 p.m. in the South Conference room.

Adjourned at 8:40 p.m.

Respectfully submitted by:  
Lorri Ericson, Assistant City Manager