

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

November 19, 2013
Police Department Meeting Room
Des Moines, WA

Council Members

Chair Matt Pina
Carmen Scott
Jeanette Burrage

Guest

Andy Langsford
Jamie Langsford
Rod Butler

City Staff

Tony Piasecki – City Manager
Lorri Ericson – Assistant City Manager
Dan Brewer – Planning Building PW Director
Denise Lathrop – Community Development Mgr
Marion Yoshino – Economic Development Mgr
Grant Fredricks – Consultant

1. Call to Order

The meeting was called to order at 5:33 by Chair Matt Pina

2. Approval of the October 29, 2013 Meeting Minutes

Minutes approved as submitted.

5. Commercial Space requirements in Mixed Use within the Marina District

ED Manager, Marion Yoshino outlined the request to decrease the commercial space required in new mixed use development projects. Mr. Langsford discussed his vision for developing his downtown property and how he would like to assure the ground floor could support commercial uses in the future, but that he didn't believe the market would currently support it. He spoke to the fact that it will be more difficult for the first projects that build in the Marina District due to the already empty and available commercial space that exists. Discussion ensued.

Mr. Butler shared a sketch showing the property for which he's the architect on the corner of 7th Ave S. and 227th St. S. It has the same problem as Mr. Langsford's when it comes to the commercial space and his situation is also exasperated by the commercial parking retirements. Discussion ensued.

Council identified several options to deal with the issues identified above. They included changing the Marina District zoning code to:

1. Require currently required 1st floor space to be designed to commercial standards but not require it to be used initially as commercial space as a condition for a Certificate of Occupancy.
2. Reduce the required amount of 1st floor commercial space from the 60% overall and/or 75% of frontage and/or 55 feet of depth.
3. Eliminate all 1st floor commercial space requirements for all new developments for the next 3 or 4 years.
4. Require some 1st floor commercial space but leave it to the discretion of the developer to select the amount which is commercially viable.
5. Provide more administrative discretion on adjusting the amount and configuration of commercial space based on other market and project factors such as vacancies, project parking, etc.
6. Vary the amount of required commercial space depending on streets the building fronts, e.g., require more commercial space on projects fronting on or adjacent to S. 223rd and S. 227th and on Marine View Drive and less (or none) on mid-block projects on 7th.

There was also discussion about the need to extend the parking moratorium for another year since the plans each of the guests discussed included the current parking requirements which revert back after December 31, 2013.

Staff will put together a policy level discussion for the entire council to review.

4. 2014 Work Plan – Update

City Manager Piasecki pointed out that item 6. Business Attraction Program was a new addition to the plan.

Councilmember Burrage suggested moving item #3. Pacific Highway South Corridor (Kent Des Moines Road to South 272nd Street) of the work plan further down in the priority list. She also suggested moving the Comprehensive Plan Update down in priority. City Manager Piasecki advised the Comp Plan update is required. We will move through it as quickly as possible and have already started.

The work plan was left as written with the caveat that the items may be moved or adjusted at a later date.

3. Parking and Business Improvement Area

Councilmember Scott requested staff expand the concept of the Parking and Business District. She specifically mentioned she would like to discuss the possibility of a Main Street Association.

Chair Pina felt any business improvement district should be marketed more toward the business community because the City doesn't have the capacity and it would ultimately be funded and operated by the businesses. He also pointed out that the majority of cities that have a Parking and Business Improvement area are considerably larger than Des Moines. Discussion ensued about the cost to the local businesses.

City Manager Piasecki and Economic Development Manager Yoshino will come back to the council with a bare bones plan for further committee discussion.

5. Future Meeting

Next meeting is December 31, 2013 5:30-7:00 p.m. in the South Conference room.

Adjourned at 7:50 p.m.

Respectfully submitted by:

Lorri Ericson, Assistant City Manager