

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

June 12, 2014

South Conference Room

21630 11th Avenue South, Des Moines, WA

Council Members

Chair Matt Pina

Jeremy Nutting

Jeanette Burrage

City Staff

Tony Piasecki – City Manager

Dan Brewer – PBPW Director

Denise Lathrop – Community Development Mgr

Grant Fredricks – Consultant

Nikole Coleman-Porter – Land Use Planner

1. Call to Order

The meeting was called to order at 5:46 p.m. by Chair Matt Pina

2. Approval of the May 8, 2014 Meeting Minutes

Minutes approved as submitted.

3. Development Updates

City Manager Piasecki provided an update on the following items:

- DMCBP – Port of Seattle approved the land lease and Development Agreement on June 10th. Target date for ground breaking is June 23rd.
- Marina – Currently working with an attorney to create a development agreement.
- Landmark Event Center – They are still working through the purchase agreement. There now appears to be a back up offer if this one falls through.
- Marina District – Lorig and Associates, a prominent 40-year old Seattle development company, has agreed to assist the City in assessing why the Marina District has not commercially developed in spite of zoning code changes recently made by the City. The City Manager is meeting with Bruce Lorig next week to tour the Downtown and discuss the scope of contract services.

PB&PW Director Brewer provided an update on the following items:

- Artemis Hotel – Construction is well under way and progressing smoothly. Building plans for the next phase of the building permit have been submitted and are under review.
- Blueberry Lane – Civil Plans have been submitted, reviewed, and returned with comments. Staff is waiting for resubmittal.
- Theater – There appears to some interest be a developer to purchase the building.

4. Discussion of upcoming Ordinances

PB&PW Director Brewer provided information on a Draft Ordinance to allow Five-Story Wood Frame Buildings in the Downtown Commercial Zone (where permitted in the zoning code) and the Institutional Campus Zone. This will provide more flexibility for developers proposing buildings within these zones. The Draft Ordinance is scheduled for Council consideration on the June 26th meeting.

PB&PW Director Brewer also provided information on a Draft Ordinance to address an error in the sign code. Amendments were made to the City's Sign Code in August 8, 2013. The Signs Code was repealed and replaced by Ordinance No. 1591 on January 30, 2014. A result of this repeal and replacement was the inadvertent omission of portions of 18.41.150(7) [currently 18.200.160(7)] and

18.42.310(1)(c)(i) [currently 18.200.300(1)(c)(i)] that were adopted on August 8, 2013 by the enactment of Ordinance No. 1572. Draft Ordinance 14-114 would add the Council-directed language that was passed by the Council on August 8, 2013 back into the Sign Code.

5. Pacific Highway South – Confirmation of Draft Land Use Concepts

Community Development Manager Lathrop presented three draft land use concepts based on the feedback received during the May 8th Committee meeting. The committee talked about mixed use, “shop front” streets, the circulation network and transitions between single family and higher density areas. Staff will take the information provided by the committee and return with some market analysis data at the next meeting. A Council briefing of this information is tentatively scheduled for the August 14th meeting.

6. Committee Member Comments

Councilmember Burrage asked about setbacks to be proposed in the second reading of Draft Ordinance 14-035 relating to the Transit Community Zone. Staff indicated that several examples and options would be provided in the agenda packet and discussed at the Council meeting. This item is currently scheduled for the June 26th Council meeting.

The next regular meeting is scheduled for July 10, 2014, from 5:30-6:50 p.m. in the South Conference room.

Adjourned at 6:45 p.m.

Respectfully submitted by:

Dan Brewer, Planning, Building and Public Works Director