

# MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

February 26, 2013

South Conference Room

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

## Council Members

Chair Matt Pina

Carman Scott

Jeanette Burrage (Joined at 5:50 p.m.)

## Guests

Tony Hettler, John L. Scott

Cliff Running, Windermere

Ronald Dupard, ????? (Joined at 5:55 p.m.)

## 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

Grant Fredricks – Consultant

## **1. Call to Order**

Meeting was called to order at 5:35 by Chair Matt Pina

## **2. Approval of the January 3, 2013, meeting minute and January 29, 2013 meeting minutes**

Both sets of minutes were approved as submitted.

## **3. Economic Development Update**

ED Manager Yoshino provided an update on current the DMCBP RFP and CM Piasecki provided the remainder of the economic update. Artemis application came in at a couple weeks ago and staff will be reviewing the plans later in this week. CM Piasecki also provided an update on the marina floor, detailing a meeting staff had with a citizen last week who had some ideas about a vendor mall that might be a suggestion for the marina floor.

## **4. University of Washington School of Architecture Downtown Des Moines Façade Improvement Project**

Acting Community Development Director Lathrop shared the work the UW students did in their class. They built on the storefront studio project from the previous class and developed a true façade enhancement project. Committee consensus was that this would be a good project, but only if grant funds were available as there were other, more pressing needs.

## **5. Discussion of Pacific Ridge Zoning Code**

Below are the comments on the proposed zoning code by the guests:

Cliff Running:

- You have to have customers before you can have retail.
- The city needs to expedite the plats in order to get the residential built.
- Agrees with expanding the zoning to I5.

Ronald Dupard:

- There needs to be a critical mass to get things going because no developer wants to be the first.
- Viewpoint Apartments in SeaTac across from Safeway is the comparable for new buildings and was sold and rented at a low price.
- The proximity of the trailer parks and the higher crime rate in the Pacific Ridge area presents a challenge for developers

- He advised he will not be making another call on the property he represents until the City establishes concrete zoning.
- In the past, the city has tried to box developers in and the economics didn't pencil out when the developers were trying to meet the city's vision.
- He feels the parking requirements as they exist are a bit steep and suggested we check with Bothell about parking requirements as they have changed their requirements and are seeing a lot of development.
- He also suggested the height restriction be completely eliminated.

Tony Hettler:

- He stated he envisioned mid priced hotels beginning at Kent Des Moines Road and going north. These hotels would be what supported the retail and restaurants.
- He noted that residential rental rates are fairly strong in Des Moines.
- He believes there will be a housing shortage by 2016.
- Light rail is a gateway into Seattle and we are along that route.

After each of the guests had an opportunity to speak, CM Piasecki led us through a discussion of the proposed changes to the Pacific Ridge Zoning Code one by one. Although we did not get through the entire document, the following specific suggestions were made from committee members:

- Councilmember Burrage suggested we allow the commercial portion of a mixed use building to be on any floor, not necessarily on the bottom floor fronting on Pacific Hwy.

There was considerable discussion around many of the other elements discussed; however, we ran out of time to complete the review and our guests were advised to forward comments via e-mail to ED Manager Yoshino and council members were encouraged to forward questions to staff to be answered at the next meeting.

## **6. Committee Member Comments**

There was not time for comments

## **7. Next Meeting**

Next meeting is February 28, 6:00 – 6:50 p.m. in the South Conference room.

Adjourned at 7:10 p.m.

Respectfully submitted by:

Lorri Ericson, Assistant City Manager