

FINANCE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA

July 14th, 2016 - South Conference Room

21630 11th Avenue South – Des Moines 98198

5:45P – 6:15P

1. Approval of minutes of 6/09/2016 meeting

2. Draft Ordinance – School Impact Fees

(Informational Item – 10 min)

Staff will provide the Committee with an update regarding Highline School District's request for implementing School Impact Fees (SIFs).

3. Parking in Front of Mailboxes

(Discussion Item – 10 min)

This item provides the Committee an opportunity to continue the discussion regarding the request from Mr. Richard Kennedy for the City Council to consider an ordinance regarding the blocking of mail boxes.

4. Marina Update

(Informational Item – 10 min)

Staff will brief the Committee on the Marina Redevelopment projects.

MINUTES

Finance and Economic Development Committee Meeting

Thursday, June 9, 2016

5:00 p.m. – 6:00 p.m.

South Conference Room

Council Members

Chair Jeremy Nutting

Vic Pennington

Matt Pina

City Staff

Tony Piasecki – City Manager

Michael Matthias – Assistant City Manager/Economic
Development Director (ACM/FED)

Dan Brewer – PBPW Director

Denise Lathrop – Community Development Manager

Grant Fredricks – Consultant

Dunyele Mason – Finance Director

Joe Dusenbury – Harbor Master

Patrice Thorell – Parks/Recreation Director

Jodi Grager – Community Development Assistant

Guests:

Jon Potter – Landmark on the Sound Consultant

Scott Evans – Destination Des Moines Board Member

Tony Hettler – Destination Des Moines Board Member

1. Call to Order

Chair Jeremy Nutting called the meeting to order at 5:00 p.m.

2. Approval of the May 12th, 2016 meeting minutes

Minutes approved as submitted.

3. 2016 Committee Work Program Update

PBPW Director Dan Brewer presented information regarding the progress of the items on the FEDC 2016 agenda.

- Work continues on the Siting of Essential Public Facilities Ordinance
- More rezoning requests related to Blueberry Lane
- Making good progress on this year's work program as shown on hand-out

4. Business Park Zoning Work – 216th Street

PBPW Director Dan Brewer shared two maps: *Spring 2016 Potential Zoning* and *Blueberry Lane Zoning*.

- The potential zoning change adds to the Business Park by rezoning a portion of R-SE to B-P (see map).
- Blueberry Lane subdivision will be requesting a zoning change from B-P to Single Family Residential (RS-7,200). Additional parcels have been acquired that will be subdivided in the future which will bring the total of lots in Blueberry Lane to 64 (see map).

5. Marina and Landmark on the Sound Redevelopment Update

ACM – ED Michael Matthias introduced Jon Potter, consultant to the Landmark on the Sound owners. Mr. Potter stated the owners wish to preserve the historic context of the property. He gave a short summary of what has been happening related to the project.

- The owners are not at a pre-application meeting stage yet, but that is their short-term goal.
- The research on this property includes: engaging a qualified structural engineering firm, considering a rezoning request, deciding on a project that makes economic sense, looking for an opportunity that fits this iconic structure, and vetting potential tenants.
- Part of this package involves creating a compelling reason for Sea-Tac International Airport travelers to make this site a destination. There is also an interest to provide a variety of housing options for Highline College students and their families.

Harbormaster Joe Dusenbury announced late breaking news at the Marina. He described an opportunity for the City to support Marina Development in cooperation with Bjornson Motors, a current Marina tenant. Bjornson Motors is anticipating signing a contract with a nationally known recreational boat manufacturer. As part of this proposal, Bjornson Motors would lease a City owned structure at the Marina (yet to be built). Harbormaster Dusenbury had several hand-outs that depicted the Marina floor and the potential site.

- The Marina would lose 27 dry sheds and 16 lockers for a loss of \$65,900 annually, which should be quickly recovered with the new lease.
- The Marina could make up for the loss of space by providing for active boat users only, and not providing boat storage for non-active boaters.
- Changes to the Marina site would also require that CSR operations (current boatyard tenant) be shifted to allow for the best use of available space.

6. Destination Des Moines – Main Street Alley Project Update

Tony Hettler and Scott Evans of Destination Des Moines brought information along with hand-outs showing the alley improvement concept for the theater block (i.e., between S. 223rd to S. 226th Street). Their plans include multi-pedestrian entry points, traffic entry points, outdoor lighting, as well as art, landscaping and adding color to the area to create a vibrant pedestrian oriented space.

- Parks, Recreation Director Patrice Thorell spoke about receiving a “For Culture” grant that provides for an Architectural Archaeologist to research the downtown neighborhood this summer.
- There will be a future discussion about undergrounding utilities in this vicinity to facilitate the best use of the alley.

The next meeting is scheduled for July 14, at 5:45 – 6:15 p.m. in the South Conference room.

Adjourned at 6:02 p.m.

Respectfully submitted by,

Jodi Grager, Community Development Assistant