

FINANCE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA

November 10th, 2016 - South Conference Room

21630 11th Avenue South – Des Moines 98198

5:30P – 6:20P

1. Approval of minutes of 10/13/2016 meeting

2. Allowed Uses in the PRC Zone (Discussion Item – 25 min)
Representatives from Panattoni have asked that the Council consider adding some Business Park uses in the PRC Zone, north of South 216th Street. Staff will facilitate a discussion of this topic.

3. Draft 2017 Committee Work Program (Discussion Item – 25 min)
Staff will facilitate a discussion on the Draft 2017 Work Program for the Committee. Staff is seeking confirmation from the committee on the proposal.

DRAFT MINUTES

Finance and Economic Development Committee Meeting

Thursday October 13, 2016

5:30 p.m. – 6:15 p.m.

South Conference Room

<u>Council Members</u>	<u>City Staff</u>
Chair Pro Tem Vic Pennington	Michael Matthias – Interim City Manager
Matt Pina	Dan Brewer – Planning, Building and Public Works
Chair Jeremy Nutting (absent)	Director (PBPW Director)
	Tim George – Interim City Attorney
	Jodi Grager – Community Development Assistant

1. Call to Order

Chair Pro Tem Vic Pennington called the meeting to order at 5:35 p.m.

2. Approval of the September 8th, 2016 meeting minutes

Minutes approved as submitted.

3. Economic Summit Update

Interim City Manager Michael Matthias explained the recent steps taken regarding the planning stages of the Economic Summit:

- Met with GSA at the Des Moines Creek Business Park (DMCBP); GSA focus includes DMCBP business owners' meeting, employee housing and local retail
- Attended a presentation on Commercial software – CoStar which would provide base business information for the Economic Summit
- Met with METRO to explore a potential partnership to create a shuttle program for connecting DMCBP to the downtown Marina district

4. Nuisance Abatement

Interim City Attorney Tim George met with code enforcement Officers Seaberry and Batterman and Sergeant Graddon to discuss a priority list of nuisance properties. (See hand-out) The first four properties are from the original list of nuisance properties. The owner of the property on 20th Ave S has kept the vacant home secured however; the City would like to move forward on resolving this long-standing issue. Many of the other properties on the list are vacant land or vacant buildings. Legal sent an email to one owner regarding his 3 properties. These properties are code violations due to garbage dumping and homeless encampments. In order to bring the properties into compliance as quickly as possible, the owner was given permission to clear out underbrush without filing for a permit. There are a handful of nuisance properties in the 260th area that have similar code enforcement violations, the City could consider installing fencing and No Trespassing signs which would then allow for police to follow up on criminal behavior. City Attorney George requested that all code enforcement requests be reported through the online system or a phone call as it is

vital for implementing the process of code enforcement. Properties that don't come into compliance with Code Enforcement will be turned over to Legal. The Legal Department is working to resolve a property which has turned into large scale storage with a shipping container and various trailers. At this time, about \$12,000 in code enforcement fines have gone to collections.

City Attorney George commended Officers Seaberry and Batterman on their success with achieving cooperation from most property owners.

PBPW Director Brewer gave a quick update on the Landmark on the Sound project. He met with Jon Potter, a representative of the development group for this property; they are ready to move forward with the rezone request.

The next meeting is scheduled for November 10, 6:00-6:50 pm in the South Conference room.

Adjourned at 6:15 p.m.

Respectfully submitted by,

Jodi Grager, Community Development Assistant

**Finance and Economic Development Committee
Possible Work Program Items for 2017**

(Proposed new items in Yellow Highlight)

Required

- Low Impact Development (LID) standards (required by 12-31-2016) *Underway.*

Important

- Siting of essential public facilities: (*First reading May 12th, passed to a second reading – Date to be Determined. Staff is proposing that this be completed in the 1Q -2017 in order to facilitate our Development Agreement with Sound Transit.*)
- FWLE Development Agreements with ST, Kent, possibly SeaTac and possibly Highline College
- Allowed Uses in the PR-C Zone north of South 216th Street
- Review Business Park Zoning on the South side of South 216th Street
- Review zoning in Pacific Ridge – South end (PR-R to PR-C?)
- Port of Seattle Development Agreement, Master Plan and SEPA review – DMCBP-West
- IC - Institutional Campus Zoning work - Landmark
- Work in support of Marina Development
- Wasson House
- Nuisance Abatement
- Group Homes
- Commercial Land Use Table:
 - Medical facilities
 - “Non-Profits”
- SEPA Thresholds and Categorical Exemptions
- Code Maintenance
 - Add “intensify of land use” definition back into Title 16
- Transit Oriented Development in Pacific Ridge and in the KDM Midway Station Area

Would be good to address

- School Impact Fee’s (*Discussion with Committee in May 2016*). *Underway.*
- Development incentives for tree retention
- Parking In-Lieu Fee for the Marina District
- Parking Code – parking requirements, modifications, lighting requirements (e.g., per CPTED/Pacific Ridge Design Guidelines)
- Siting of wireless facilities.
- Roof top structures and screening requirements.
- Keeping of Animals.
- Update of the PUD Code.
- Update of the subdivision Code.
- Fire District Impact Fees

- Facilitate the implementation of the Marina District Wayfinding and Signage Program in collaboration with Destination Des Moines, Arts Commission, others (i.e., work to establish signage/kiosk designs, locations and funding)

Other items for consideration

Building Heights for the QFC site?

Building Heights across from QFC Site?

Comment [DL1]: This warrants some reevaluation. QFC site sits in a bowl with a greenbelt to the west/northwest. Also, we've had an inquiry from the property owner across the street. Per a conversation I had last week, they indicated that redevelopment doesn't pencil unless they can go higher than 35 ft.