

## MINUTES

**Economic Development Committee Meeting  
Thursday September 22, 2022  
4:00 p.m. – 4:50 p.m.  
Council Chamber**

### Council Members

Jeremy Nutting, Chair  
Vic Pennington, Vice Chair  
Traci Buxton

### City Staff

Michael Matthias – City Manager (CM)  
Tim George – City Attorney  
Bonnie Wilkins – Chief Administrative Officer  
Denise Lathrop – Community Development Director  
Beth Anne Wroe – Finance Director  
Eric Lane – Economic Relief & Resource Coordinator/Planner II  
Jodi Grager – Admin Asst II

Guests: Mayor Matt Mahoney and Councilmember Gene Achziger  
Ken Rogers, Quarterdeck Owner and Mackenzie Meyers, Quarterdeck Manager

Meeting was called to order at 4:01 p.m.

### **1. Approval of 08.25.2022 Minutes**

Minutes approved as submitted.

### **2. Marina Redevelopment**

CM Michael Matthias gave a brief update regarding the Fast Ferry pilot project. He described an increase in ridership revenue after the Seattle Times article (*Take the fast ferry to Des Moines for lunch – there might be orcas en route*, 09.14.22). Anecdotally, CM Matthias cited an increase in restaurant patronage. He stated that a report with the inaugural season's statistics and recommendations will be presented to Council in the near future. CM Matthias used this opportunity to invite the Committee to the Community Meeting Marina Redevelopment Open House on 09.27.22. He described this meeting as an opportunity to present the updated version of the project and a good chance to check in with the community considering the last meeting was three years ago. City Attorney Tim George reminded the Committee that a conversation regarding the Quarterdeck lease extension took place in June. He stated that rather than extending a Quarterdeck lease with the current owner, Ken Rogers, it was decided to start negotiations with Mackenzie Meyers, the proposed new owner. this item will be shared in more detail with the Municipal Facilities Committee later this evening with a presentation to full council in October.

### **3. Housing Action Plan**

Community Development Director Denise Lathrop described the next steps in the process of working to provide initial deliverables to the Housing Action Plan such as the public participation plan. Staff will provide opportunities for informal community conversations during soccer games scheduled through the Parks and Recreation Department. More formal opportunities will be arranged later this fall and winter of

2023. Our consultants are working on fine tuning the details. Director Lathrop will be providing quarterly council updates and policy discussions feeding the housing element of the Comprehensive Plan:

([https://www.desmoineswa.gov/departments/planning\\_and\\_building/plan\\_development/comprehensive\\_plan](https://www.desmoineswa.gov/departments/planning_and_building/plan_development/comprehensive_plan))

A Public Hearing will be scheduled in May/June 2023 with a second reading of the draft Housing Plan. The Housing Needs Assessment provides quantitative data for analysis to assist with implementable strategies. Initial findings indicate the City has recently experienced a population growth with more economic diversification and increasing housing costs. There is a large housing need for incomes of 80% or less of the area median income (AMI). The Department of Commerce published new legislation (HB1220) to provide guidance in meeting the new housing goals and the updated requirements. The preliminary guidance suggests adding 3,800 housing units with targets for different income brackets. Staff will be reviewing strategies to meet those requirements. Director Lathrop discussed recent construction developments within the City and their varied affordability. CM Matthias indicated the conversation includes population density, home ownership and rental opportunities without stereotyping income levels.

#### **4. 2024 Comprehensive Plan Periodic Review and Update**

Director Lathrop provided a brief overview of upcoming efforts and requirements of for the update of the Comprehensive Plan. The City received a \$125,000 non-competitive grant for the work required. She anticipates consultants will author a work program to be submitted as part of the grant requirements. There is a new requirement to collaborate with the indigenous people of the area. The City has previously established a relationship with the Muckleshoot Tribe through the work on Sound View Park. This update will be housing heavy due to recent legislation. The Department of Commerce has funds available to investigate Middle Housing, which staff may pursue depending on results of our Housing Action Plan. Other items for consideration:

- Racial equity providing housing choice requirement
- Climate change direction
- Survey and community feedback

#### **5. PSRC Transit Oriented Development Webinar and Walking Tour**

Director Lathrop shared that Puget Sound Regional Council will be hosting a transit-oriented development event on October 21<sup>st</sup> that will explore innovative techniques and best practices to build and sustain equitable transit communities. PSRC has reached out to Des Moines planning staff to discuss the walking tour route at the Kent/Des Moines Link Light Rail Station Area across Pacific Highway from Highline College. She will share more information when a tour route map has been determined. CM Matthias mentioned that Director Lathrop recently attended a Planning Directors' Conference where there was great interest in Des Moines projects and development. He thanked Director Lathrop for her leadership and congratulated her on the recognition from her peers.

Adjourned at 4:36 p.m.

Respectfully submitted by,

Jodi Grager, Public Works Administrative Assistant