

ECONOMIC DEVELOPMENT COMMITTEE

AGENDA

October 22, 2020
4:00-4:50 p.m.

VIA ZOOM

NOTE: The City of Des Moines is currently operating under a Proclamation of Emergency issued on March 5, 2020 and Governor Inslee's Stay-at-Home order issued March 23, 2020 in response to the COVID-19 Pandemic. Accordingly, this meeting will be held virtually using Zoom.

The public is welcome to attend the Economic Development Committee meeting via Zoom. Please follow this link to get instructions on how to participate:
<https://www.desmoineswa.gov/FormCenter/City-Forms-3/Council-Meeting-Comments-49>.

Please note that Zoom attendees do not interact with one another; they join in listen-only mode.

1. Approval of September 24, 2020 minutes
2. Marina Re-Development
Staff will update the committee on the progress of this project
3. Buildable Lands Analysis
Staff will update the committee on this process

DRAFT MINUTES

Economic Development Committee Meeting

Thursday September 24, 2020

4:00 p.m. – 4:50 p.m.

Via Zoom Meeting

Council Members

Chair Jeremy Nutting
Co-Chair Traci Buxton
Mayor Matt Pina

City Staff

Michael Matthias – City Manager (CM)
Dan Brewer – Chief Operating Officer (COO)
Susan Cezar – Chief Strategic Officer (CSO)
Beth Anne Wroe – Finance Director
Denise Lathrop – Planning & Development Svcs Manager
Tim George – City Attorney
Scott Wilkins - Harbormaster
Eric Lane – Planner II
Jodi Grager – Community Development Assistant

Guests: Councilmembers Matt Mahoney and J.C.Harris

1. Call to Order

Meeting called to order at 4:00 p.m.

2. Approval of the July 16, 2020 Minutes

Minutes approved as submitted.

3. G.R.O. (Business Assistances) Program Update

City Manager Michael Matthias began by requesting the Committee's approval to give a brief overview of the G.R.O Program at this meeting and a more thorough presentation of this topic to be presented at tonight's Council Meeting, The Committee approved. CM Matthias summarized the G.R.O. program. The Federal Government provided local municipalities with funding to combat the economic effects of the COVID-19 pandemic. The City has used the CARES Act funding (about 1.4 million) in various efforts to assist citizens and businesses and preserve the City budget. (See Agenda Item #3 Attachment). The G.R.O. Program is specifically aimed at assisting local businesses by providing grants for Adaption/Remodel of their physical space or in General Relief grants that support other business needs not to include replacing lost revenue. Eric Lane, Planner II described the process of developing the G.R.O. program. Staff studied how other nearby municipalities provided assistance to their businesses. Through this review, it was discovered it was vital to establish grants that provided enough money to make a difference and not be limited to a maximum of \$1200 to \$1500 per business. The City connected with Rich Shockley, Executive Director Small Business Development Center at Highline College to assist with referring business owners to this program. The program was advertised through various published notices and social media sites. The great news is that all businesses that applied for G.R.O. grants were awarded funds. More specifics regarding the businesses and amounts awarded will be forthcoming once the data has been compiled.

Business owners have been extremely appreciative of this opportunity. The Committee members responded with enthusiasm for the work of staff and look forward to hearing more details at tonight's Council Meeting.

The next meeting is scheduled for October 21st.

Adjourned at 4:23 p.m.

Respectfully submitted by,

Jodi Grager, Public Works Administrative Assistant

The 2020
URBAN GROWTH CAPACITY STUDY (UGC)
also known as
BUILDABLE LANDS STUDY

Washington State Planning Framework



Local Comprehensive Plans (city) need to be consistent with Countywide Planning Policies (county), Vision 2050 (region), and the Growth Management Act (state).



Des Moines' Growth Targets

2006-2035 Housing Target: 3,480 new units

2006-2035 Employment Target: 5,800 new jobs

Blueberry Lane 2015



Blueberry Lane 2017



Blueberry Lane 2019



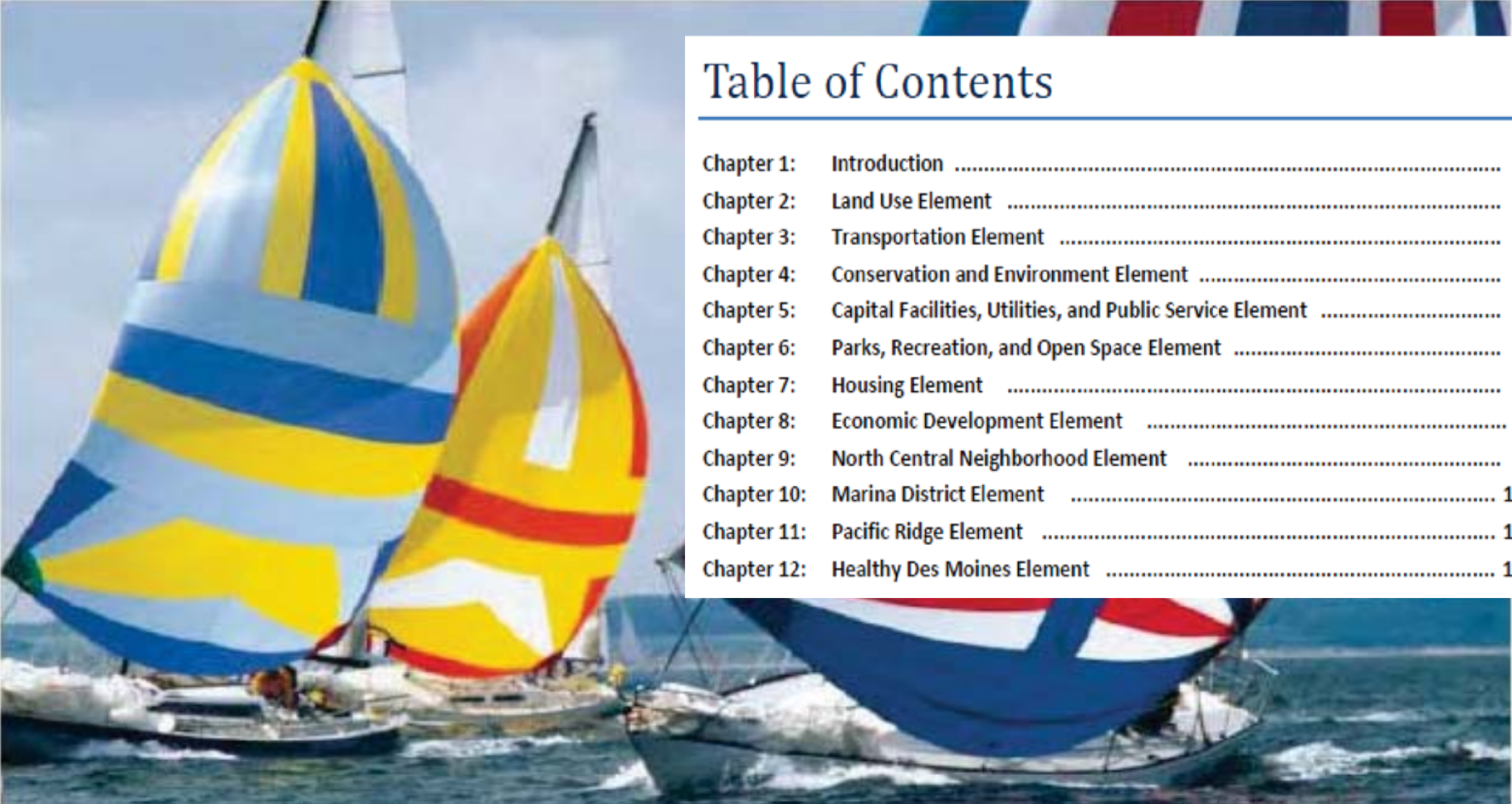
A photograph of several sailboats on a body of water. The sailboats have large, colorful sails in shades of blue, yellow, and red. The water is dark blue with white foam from the boats' movement. The sky is a pale blue.

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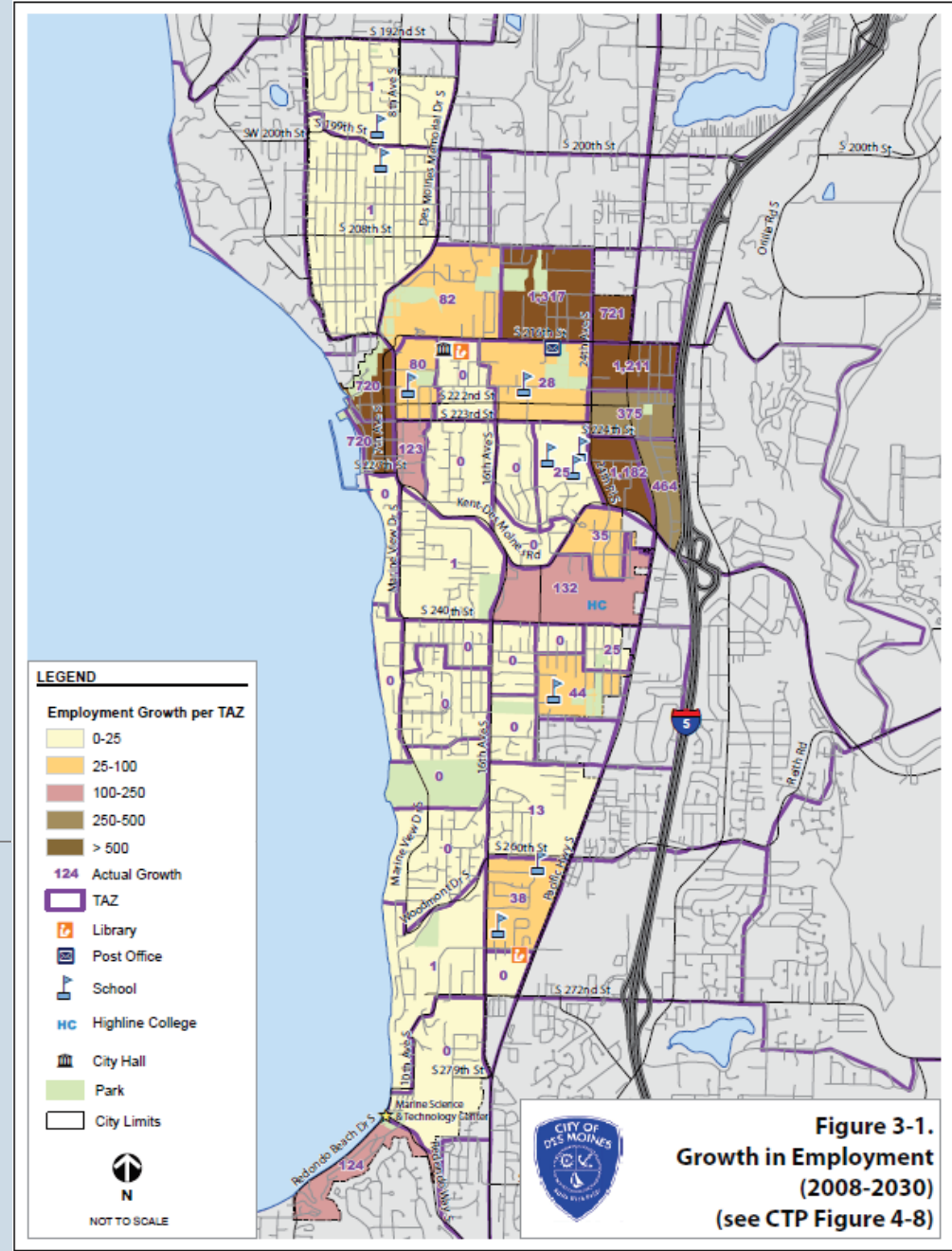
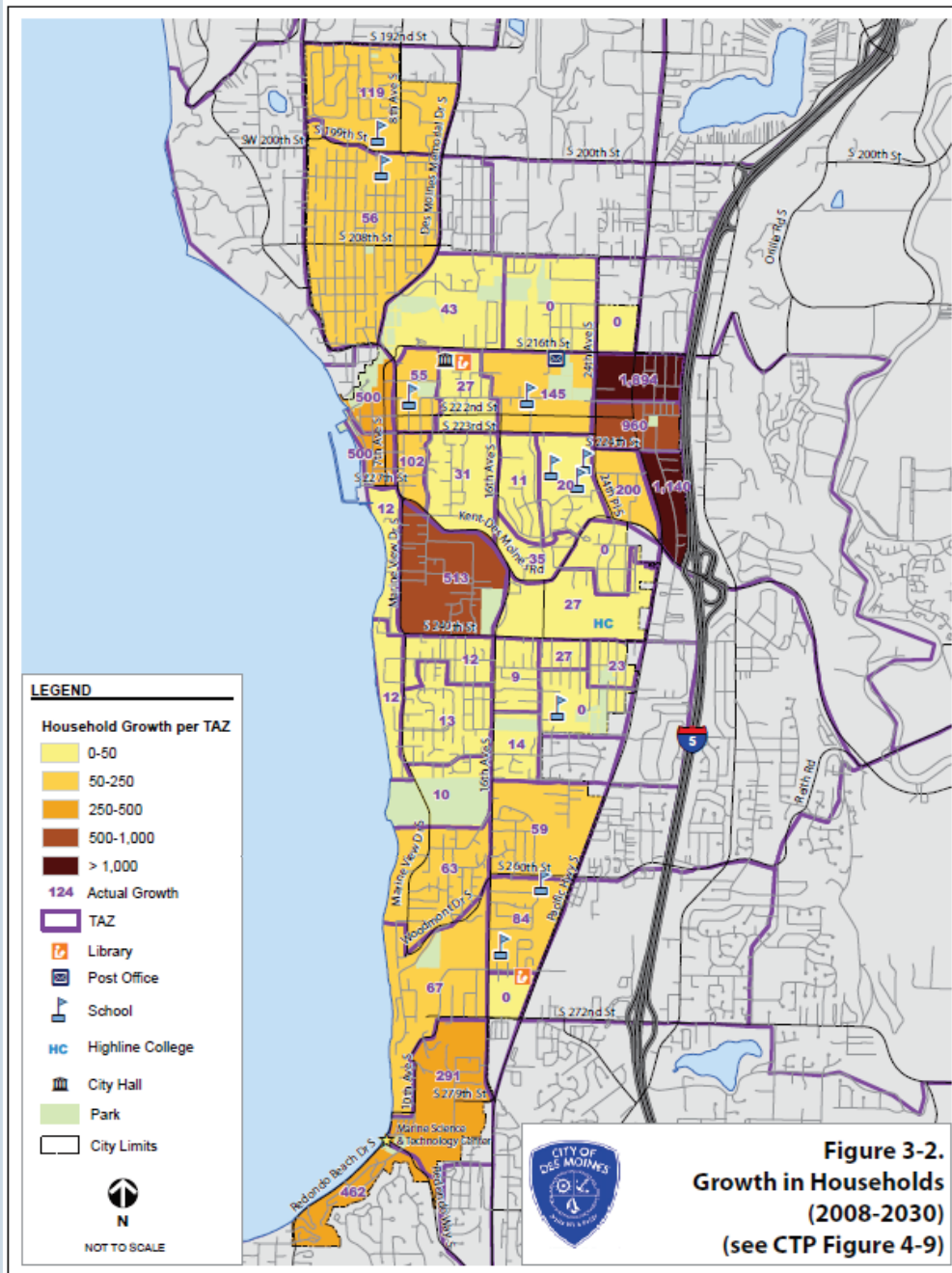
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DES MOINES

Charting Our Course for a Sustainable Future

2035

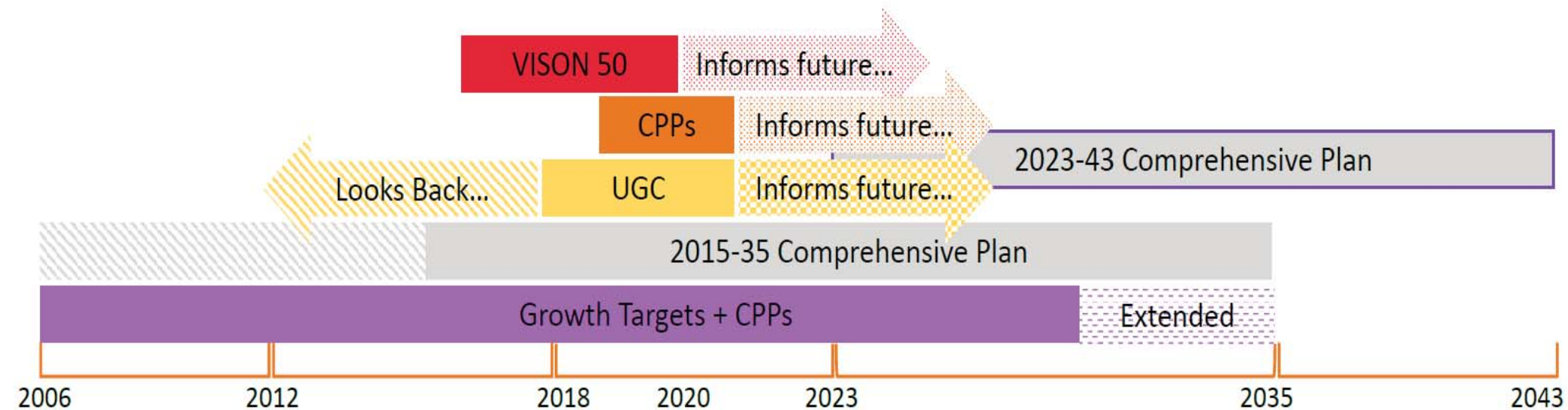
PLANNED GROWTH - THE DES MOINES 2015 - 2035 COMPREHENSIVE PLAN



URBAN GROWTH CAPACITY STUDY (UGC) / BUILDABLE LANDS

What is it?

- The review of the City's past development along with its current development regulations to determine if the City has adequately designated its lands to meet the growth goals incorporated into its comprehensive plan.
- Involved three phases of data collection and on going analysis that began in February 2019.
- If capacity is found to be insufficient to accommodate planned growth, amendments to the comprehensive plan and development regulations or other actions would be required.
- Informs future housing and job growth targets.



2020 UGC Study Findings

Finding:

Between 2006 and 2018 only 29% of the housing target and 36% of the job target was achieved for that period of time. The City grew by a total of 413 housing units and 859 jobs.

Assumptions:

Development occurred below planned amounts between 2006 and 2018. This is partly due to national economic trends outside of local land use control, the Great Recession in particular. The recession began shortly after the reporting period began and the recovery was slow. Growth should be greater between 2019 and 2035 due to several projects that have come online since 2018 or are coming online in the future.

Land Use Type	Achieved Density (DU/Acre)	Achieved Density (FAR)	Planned Density (DU/Acre)	Planned Density (FAR)	Assumed Density (DU/Acre)	Assumed Density (FAR)
Non-Residential	N/A	0.00	See FAR	2.7	N/A	2.70
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mixed	129.68	0.15	See FAR		129.68	0.15
Residential	0.00	N/A	See FAR	Incl. in the 2.5, below	129.68	N/A
Non-Residential	N/A	0.00	See FAR	2.5	N/A	0.15
Residential	129.68	N/A	See FAR	Incl. in the 3.2, below	129.68	N/A
Non-Residential	N/A	0.15	See FAR	3.2	N/A	0.15
Residential	0.00	N/A	See FAR	Incl. in the 3.5, below	129.68	N/A
Non-Residential	N/A	0.00	See FAR	3.5	N/A	0.15
Non-Residential	N/A	0.00	See FAR	3.5	N/A	3.50
Non-Residential	N/A	0.00	See FAR	4.5	N/A	4.50
Non-Residential	N/A	0.00	See FAR	1	N/A	1.00
Mixed	0.00	2.10	See FAR		91.50	2.10
Residential	0.00	N/A	See FAR	Incl. in the 5.5, below	91.50	N/A
Non-Residential	N/A	2.10	See FAR	5.5	N/A	2.10
Residential	0.00	N/A	See FAR	Incl. in the 4, below	91.50	N/A
Non-Residential	N/A	0.00	See FAR	4	N/A	2.10
Mixed	0.00	0.00	See FAR	5	36.28	5.00
Residential	0.00	N/A	See FAR	Incl. in the 5, below	36.28	N/A
Non-Residential	N/A	0.00	See FAR	5	N/A	5.00

Where could growth be accommodated? (examples)



Pointe by Vintage 2021



Questions To Be Answered

- o Does Des Moines have the capacity available for anticipated growth?
- o Do the City's development regulations allow for the anticipated growth?
- o Are there infrastructure gaps affecting capacity?
- o How will the City's future growth targets be affected?

Next Steps

- o Further refinement and analysis of the UGC calculations.
- o Puget Sound Regional Council:
 - o Vision 2050 scheduled to be adopted this month.
- o King County:
 - o Countywide Planning Policies will be revised to be consistent with Vision 2050.
 - o Establishment of new growth targets.
- o New growth targets will feed into the City's comprehensive planning – update 2024.
- o We will bring updates to the Committee as this process proceeds.