

MINUTES

Economic Development Committee Meeting

Thursday October 22, 2020

4:00 p.m. – 4:50 p.m.

Via Zoom Meeting

Council Members	City Staff
Chair Jeremy Nutting	Michael Matthias – City Manager (CM)
Co-Chair Traci Buxton	Dan Brewer – Chief Operating Officer (COO)
Mayor Matt Pina	Susan Cezar – Chief Strategic Officer (CSO)
	Beth Anne Wroe – Finance Director
	Brandon Carver – Public Works Director
	Denise Lathrop – Planning & Development Svcs Manager
	Matt Hutchins – Assistant City Attorney
	Scott Wilkins - Harbormaster
	Jason Woycke – Planner II
	Jodi Grager – Community Development Assistant

Guests: Councilmembers Matt Mahoney, Luisa Bangs, Anthony Martinelli and JC.Harris

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

1. Approval of the September 24, 2020 Minutes

Minutes approved as submitted.

2. Buildable Lands Analysis

City Manager Michael Matthias suggested a change in the agenda schedule to discuss this topic prior to the Marina Redevelopment. The Committee agreed. Jason Woycke, Planner II presented a PowerPoint presentation titled Urban Growth Capacity Study (Agenda Item #3) regarding the County, Region and State requirement of establishing growth targets. It is possible the results of this analysis may require amendments to the City's Comprehensive Plan and development regulations or other actions may be necessary. Des Moines has been assigned the status of a High Capacity Transit Community which impacts population and housing goals. The Des Moines Comprehensive Plan 2035 is to be updated every 8 years, the committee will be informed as this process continues. CM Matthias noted the importance of protecting the City's local vision while balancing the need for development. The Committee discussion included:

- Rezoning opportunities: Council approval required for rezoning
- Waterview Crossing is about 10% of the City's projected growth requirements
- Partnering with Sound Transit for affordable housing and job opportunities within transit hub radius
- Growth density targets have not been established yet, this study will inform City decisions once Countywide Planning Policies are set

3. Marina Re-Development

CM Matthias presented a short summary of the City's efforts on the land-side of the Marina Re-Development. Earlier this year the City decided to delay the release of an RFQ and now he feels that we are in a much better place with a simpler RFQ document. The cost of development has dropped with favorable interest rates and CM Matthias feels this is a prime opportunity to catch the interest of quality developers. A study regarding passenger ferry service which generated a lot of response from the private sector may also be a bonus to the land-side development of the Marina. COO Dan Brewer discussed the water-side re-development plans describing the last two years as a strategic examination of the future of boating and its potential impact on the Marina. Harbormaster Scott Wilkins has completed condition assessments of our docks and considered the re-orientation of Marina assets. CM Matthias recognized the work of Harbormaster Wilkins as great for the strategic re-development of the Marina.

The Committee appreciated the amount of forward thinking on these two topics. There are many challenging conversations yet to be had, but the City is on the verge of exciting progress.

Adjourned at 4:48 p.m.

Respectfully submitted by,

Jodi Grager, Public Works Administrative Assistant