

ECONOMIC DEVELOPMENT COMMITTEE

AGENDA

January 28, 2021
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 October 22, 2020 minutes
2. 2021 Economic Development Committee Work Plan
Staff will provide a draft Economic Development Work Plan for discussion
3. Growth Targets
Staff will update the committee

DRAFT MINUTES

Economic Development Committee Meeting

Thursday October 22, 2020

4:00 p.m. – 4:50 p.m.

Via Zoom Meeting

<u>Council Members</u>	<u>City Staff</u>
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

DRAFT
Economic Development Committee
2021 Work Plan

Tier 1 Items

Applications

- Woodmont Commercial zone – code amendment request

Economic Development

- COVID economic development response
- Marina re-development

Other

- Urban Growth Capacity Analysis (Buildable Lands) and Growth Targets (continued from 2020)
- Parks, Recreation and Senior Services Master Plan update (MFC primary)
- Annual comprehensive plan amendment
 - PR-13.3.5 modify to include Midway Park expansion (remaining property acquisitions)
 - PRSS Master Plan revisions
 - Others revisions as needed
- Code Clean-up items in Titles 14, 16, 17 and 18 - policy discussion on proposed amendments
- Growth Management Act Revisions (briefings as needed)
- Nuisance abatement – on-going

Tier 2 Items

Possible additional items

- Building heights in the area of the QFC site (gateway)
- Port of Seattle development agreement, Master Plan and SEPA review – DMCBP-West
- Review Business Park zoning/development feasibility on the south side of South 216th Street
- Zoning for transit oriented development around Highline College Station area and Pacific Ridge near KDM/Pacific Highway S
- Parking Code
 - Parking requirements, modifications, lighting requirements (per CPTED/Pacific Ridge Design Guidelines)
 - Parking code modifications may follow from Marina re-development work
- Impact Fees (last discussed with Committee 2019)
 - School
 - Park
 - Fire Impact Fees
- CPTED (Crime Prevention through Environmental Design) – potentially extend beyond Marina District and Pacific Ridge (briefly discussed with FEDC)

Growth Targets Briefing
Council Finance and Economic Development Committee Meeting
January 28, 2021

Introduction:

The purpose of this item is to brief the Committee on the King County Growth Targets process and to discuss the preliminary housing and employment targets for Des Moines.

VISION 2050, which was recently adopted by the Puget Sound Regional Council, is the region's plan for growth. The Puget Sound area is expected to grow by 4 million people and 2.2 million jobs by 2050. Cities, counties, tribes, ports, agencies, businesses, and communities have worked together to develop VISION 2050 to prepare for this growth and serve as a guide for sustaining a healthy environment, thriving communities and a strong economy. Councilmember Traci Buxton was able to participate in the development of Vision 2050 as a Sound Cities Association representative.

King County must accommodate 872K/50% of the population growth and 682K/59% of the job growth and distribute it among its Regional Geographies. In VISION 2050, each City or unincorporated urban area has been assigned a Regional Geography designation. Des Moines is designated a 'High Capacity Transit Communities' (HCT) Regional Geography. Together with the other HCT communities, this regional geography is expected to accommodate about 92K people (11%) and 40K jobs (6%).

Implementation of VISION 2050 will occur through changes to King County County-wide Planning Policies occurring now, and at the City level through our required comprehensive plan update due in 2024.

As a part of the Countywide Planning Policies update, King County is leading the process to set new targets for use in the 2024 periodic update of comprehensive plans. Growth targets are established for 20-year periods and are a policy statement about the amount of housing and employment growth a city or unincorporated urban area is planning for. The process uses the [VISION 2050 Regional Growth Strategy](#) as a foundation for distributing growth to King County and Regional Geographies within the County (e.g., Metropolitan Cities, Core Cities, High Capacity Transit Communities, Cities and Towns, Urban Unincorporated). Ultimately, growth targets will be finalized and adopted by the King County [Growth Management Planning Council](#) in the adopted 2021 Countywide Planning Policies.

Discussion:

Des Moines comprehensive plan is guided by the Growth Management Act (GMA), VISION 2050 and King County's Countywide Planning Policies, as well as local choices. Each time we update the comprehensive plan (every 8 years), we look out another 20 years in anticipation of population and job growth.

City staff have been participating in the growth targets process, with targets covering roughly a 2019-2044 planning horizon. The work is informed by the Urban Growth Capacity Study that is nearing completion as well as broader aspirations centered on balanced growth, equity, economic prosperity and environmental sustainability. After considering both low and high ranges of growth, the refined preliminary targets of 3,702 housing units and 3,811 jobs, representing an average of the range, appear achievable for Des Moines.

At this time, King County is looking for general concurrence by each City for their respective preliminary targets. These draft targets will be included in the public review draft of the Countywide Planning Policies anticipated for February or March 2021. The final targets will be adopted by the Growth Management Planning Council in June 2021 and subsequently ratified by cities.

Staff recommends concurrence for the preliminary targets of 3,702 housing units and 3,811 jobs.