

AGENDA

Finance and Economic Development Committee Meeting
Thursday, January 12, 2017
6:00 p.m. – 6:50 p.m.
South Conference Room

- 1. Call to Order**
- 2. Approval of the November 10, 2016 meeting minutes**
- 3. PR-C Zone Economic Update**
Staff will provide an update on the pro's and con's of BP uses within the PR-C zone north of South 216th Street.
- 4. Marina Lease for Mobile Retail**
Staff will provide information on the current status of lease discussions with Ken Rogers for Mobile Retail at the Marina.

DRAFT MINUTES

Finance and Economic Development Committee Meeting

Thursday November 10, 2016

5:30 p.m. – 6:15 p.m.

South Conference Room

Council Members

Chair Pro Tem Vic Pennington
Matt Pina
Chair Jeremy Nutting (absent)

City Staff

Michael Matthias – Interim City Manager
Dan Brewer – Planning, Building and Public Works
Director (PBPW Director)
Grant Fredricks – Consultant
Tim George – Interim City Attorney

Guests

Bart Byrnestad & Donnie Belk, Panattoni

1. Call to Order

Chair Pro Tem Vic Pennington called the meeting to order at 5:34 p.m.

2. Approval of the October 13th, 2016 meeting minutes

Minutes approved as submitted.

3. Allowed Uses in the PR-C Zone

PBPW Director Brewer opened up the discussion on the potential for adding business park uses to the PR-C zone on the north side of South 216th Street. Representatives from the Panattoni Development Company currently have an option on one owner's property and feel that business park type uses would be beneficial for the City. Committee members expressed some concerns about the economic risks of adding business park uses in this commercial zone, and the potential of losing out on the opportunity for commercial development along SR 99. Unfortunately at this time there is still very little economic data available from the Des Moines Creek Business Park in order to get a realistic picture of what the City could expect in terms of revenues. It was pointed out that there is already a large amount of commercial property that is either vacant, or underdeveloped along Pacific Highway South, both in Des Moines and also within the City of SeaTac. The Committee also discussed the opportunity cost of delaying action and the imminent availability of BP-type property along the 24th/28th corridor once the City of SeaTac's 24th Ave extension is complete next year. The Committee directed staff to prepare an ordinance for the Council's consideration, and to bring the item back to the full Council for discussion at a public hearing.

4. Draft 2017 Committee Work Program

PBPW Director Brewer reviewed the draft 2017 Committee work program, highlighting a number of new proposed items that are suggested by staff for the Committee to address in 2017.

The next meeting is scheduled for January 12, 2017, 6:00-6:50 pm in the South Conference room.

Adjourned at 6:20 p.m.

Respectfully submitted by Dan Brewer, PBPW Director

Tim George, City Attorney
21630 11th Avenue So., Suite C
Des Moines, WA 98198
206.870.6553
Fax: 206.870.4387

**OFFICE OF THE
DES MOINES
CITY ATTORNEY**

Memo

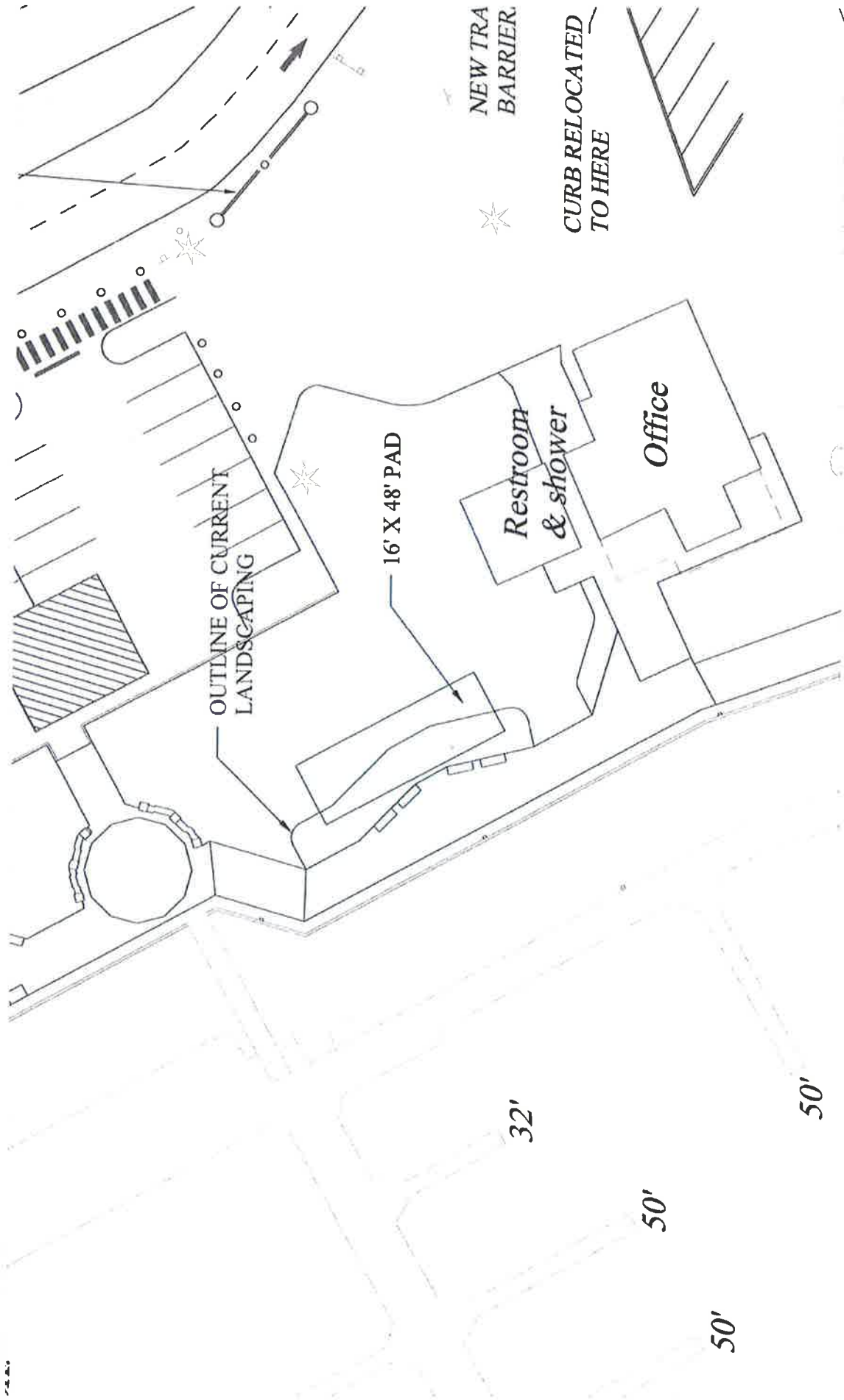
Date: January 5, 2017
To: Finance & Economic Development Committee
From: Tim George 
Re: Marina Lease for Mobile Retail

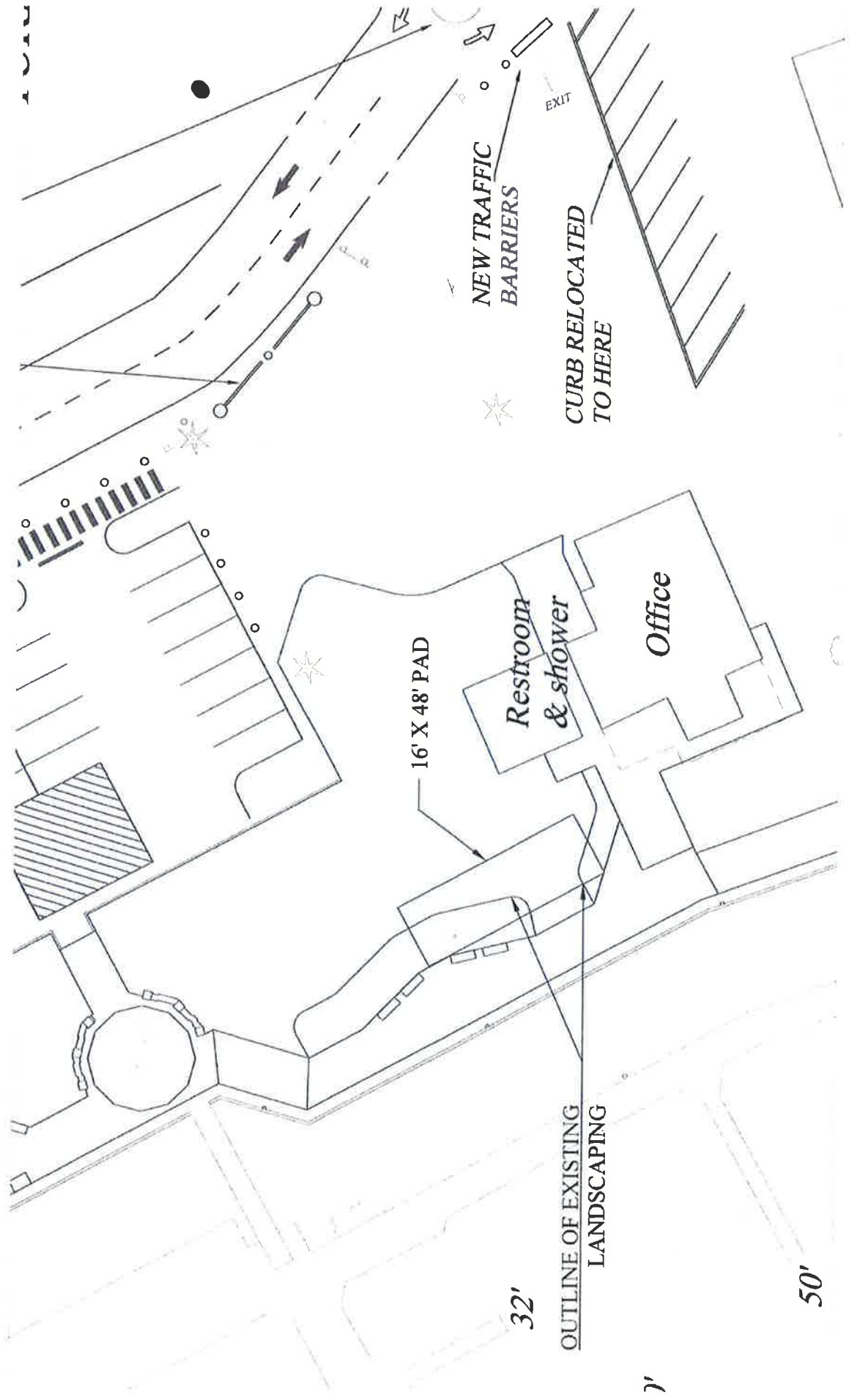
The City has been approached by an individual who is interested in opening a retail food and beverage business in the Des Moines Marina. This business would be operated out of a converted shipping container like structure similar to the photos attached to this memo. The structure would be affixed to the ground but relatively mobile and could be moved with minor costs. The structure would require some basic infrastructure improvements and utility hook ups. The following initial issues regarding this type of use will be presented to the Committee for discussion:

1. Is this type of use favored?
2. Location
3. Term
4. Rental amount
5. Relocation potential
6. Other thoughts/concerns?



EXAMPLES FOR ILLUSTRATIVE PURPOSES ONLY. NOT ACTUAL PROPOSAL.





NEW TRAFFIC
BARRIERS

EXIT

CURB RELOCATED
TO HERE

16' X 48' PAD

Restroom
& shower

Office

OUTLINE OF EXISTING
LANDSCAPING

32'

50'



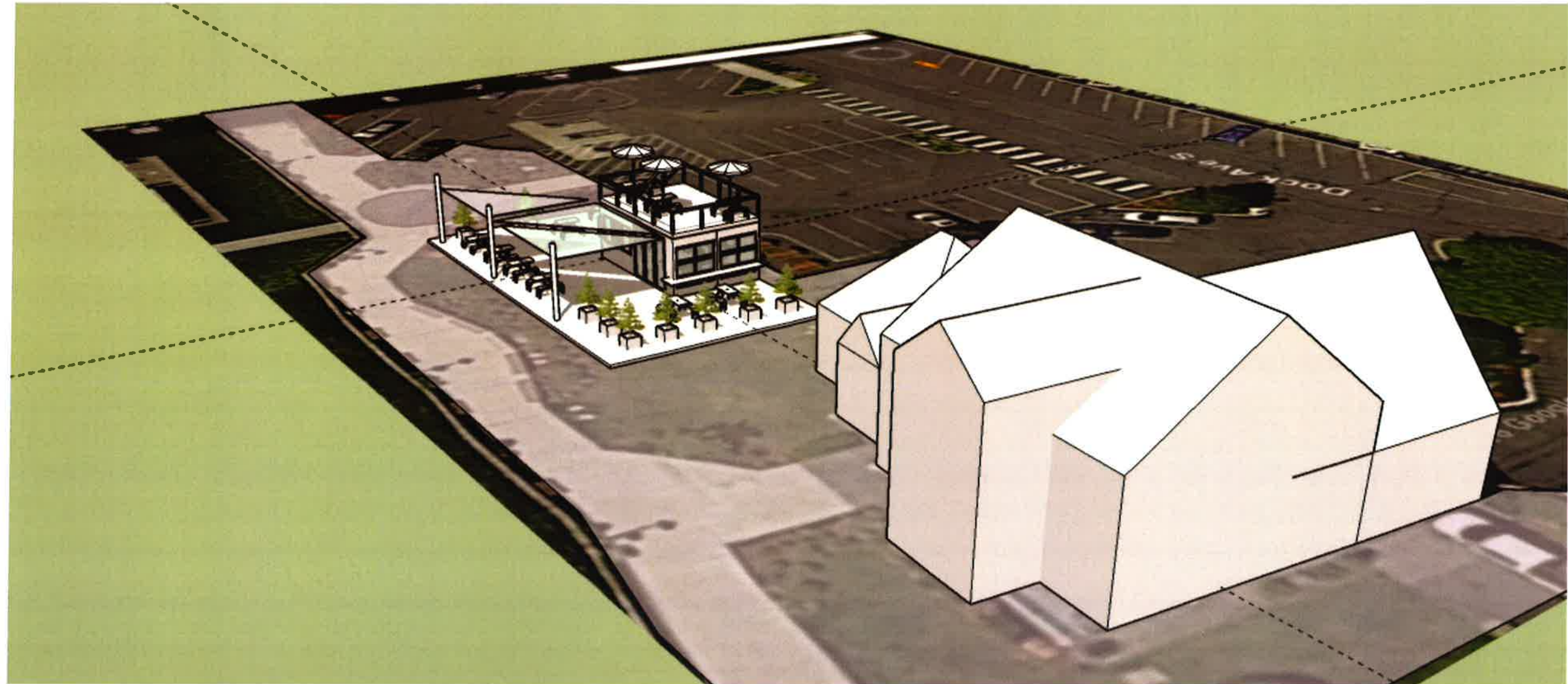
Des Moines Waterfront Cafe
Preliminary Schematic & Site Plan
for
Ken Rogers/DM Harborside
1.12.17

Rachel Stamm: 206.295.0727
rachelstamm@c2hh.com

Jennifer Williams: 347.763.1605
jennniferwilliams@c2hh.com

c2hh.com
Close to Home Housing
220 2nd Ave. S. Suite 220
Seattle, WA 98104

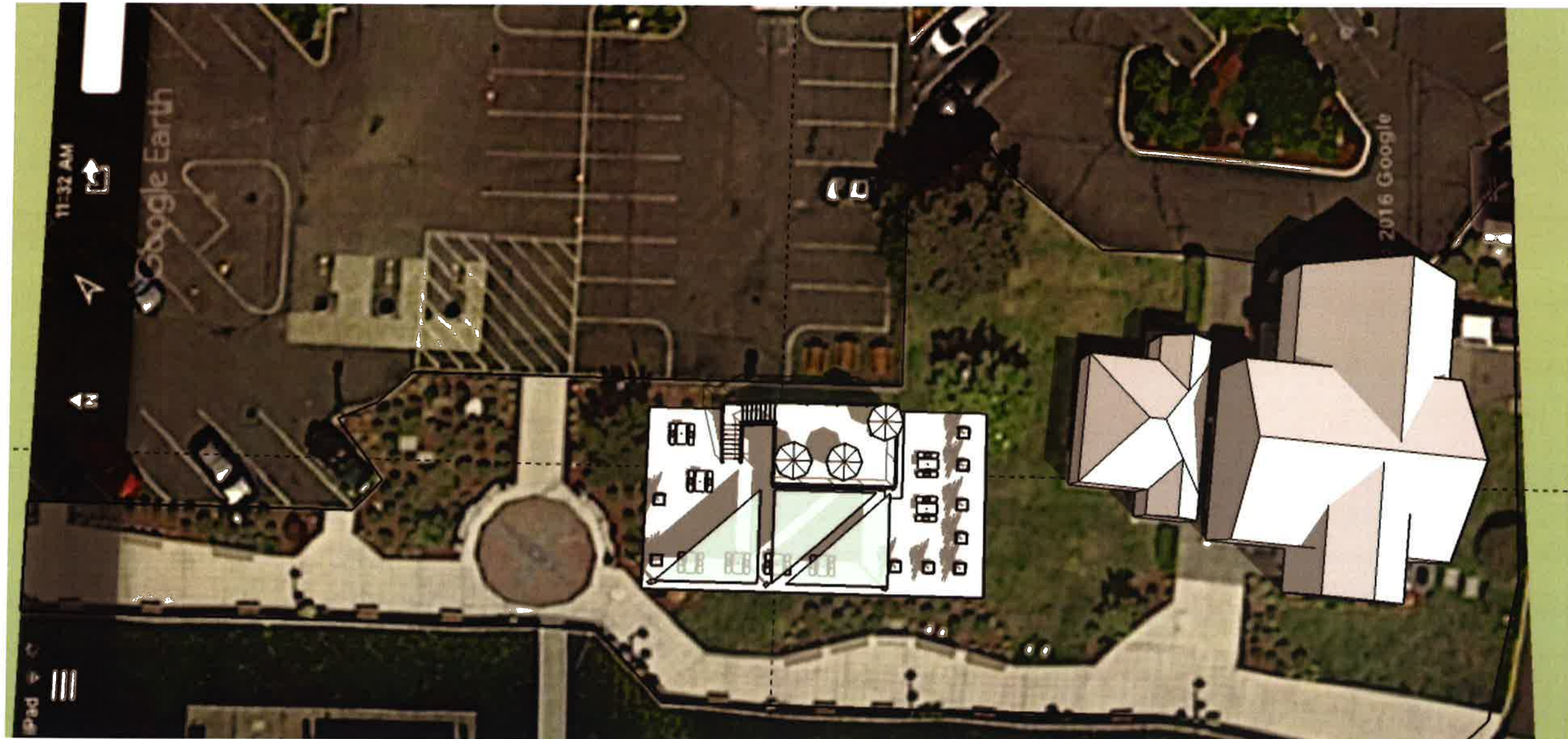




The presentation is to show the site as it is currently proposed. This is a progress presentation.

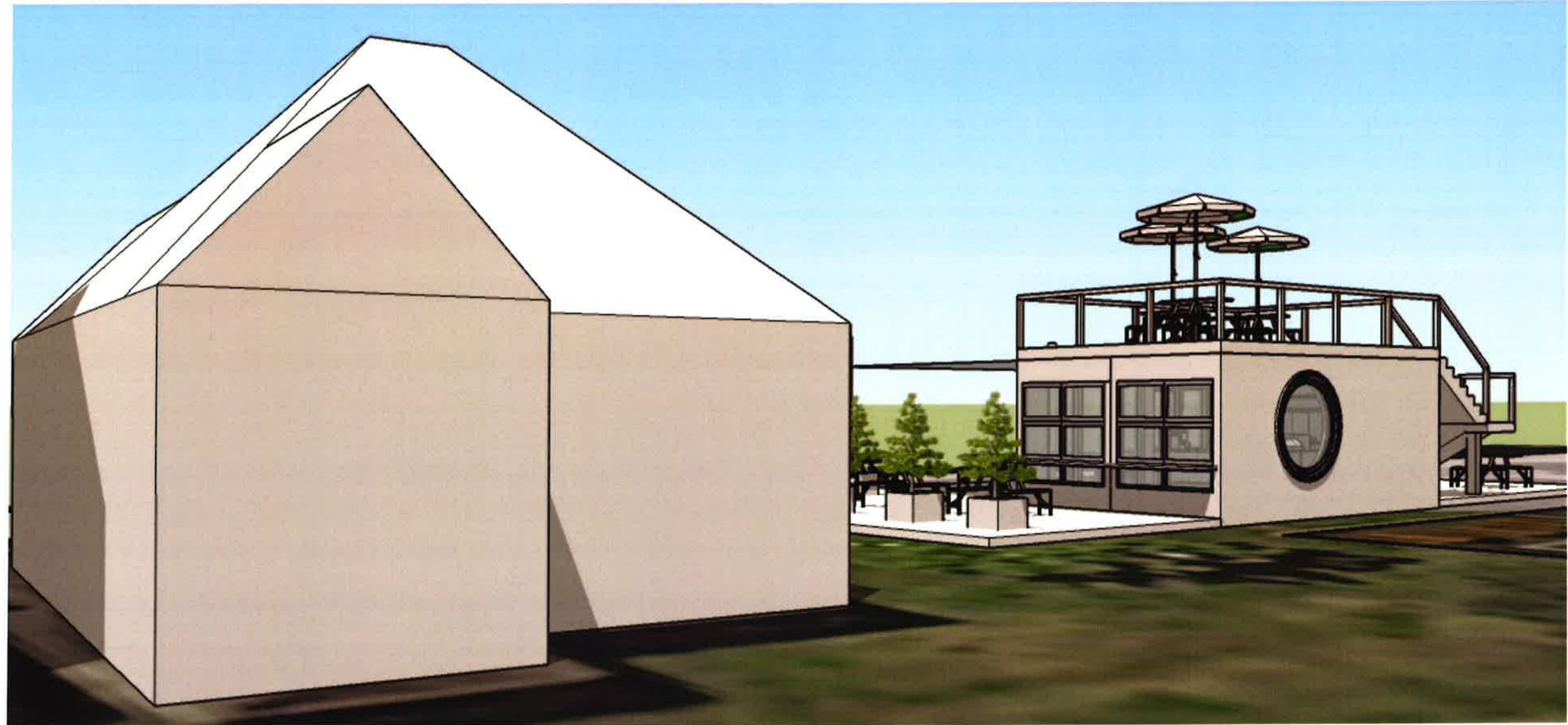
The client is seeking a container café on an open piece of land at the marina. Requested by the client are:

- Four season design
- Rooftop deck with seating (stairs exterior)
- Covered but exterior open seating space on main floor, flowing into decking with additional seating space
- Area for 21+ bar but with space for families with kids too
- Lots of natural light
- Open space - room for a long meeting table
- Vestibule or quieter space for people to talk
- Simple kitchen design



The site plan takes advantage of proximity to the compass mosaic immediately to the northwest of the site. The path goes to the parking lot, the docks, and the waterfront walkway from this plaza.

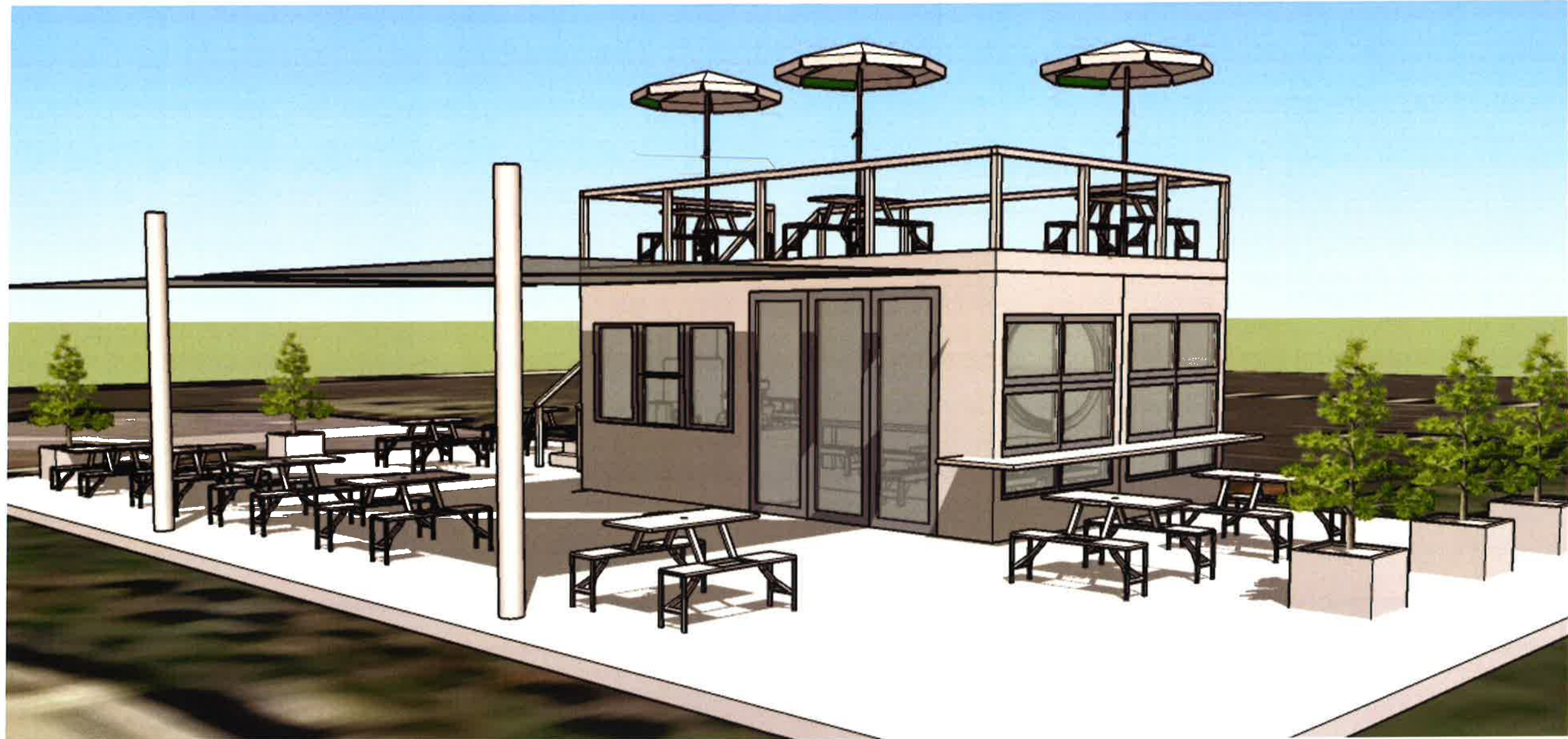
We situate our building to the southeast of this circle, now including some dining space here. There is outdoor shading, tables, and a rooftop deck.



The building has prominence from the parking lot and the vehicular approach.

A circular window in the southeast wall of the new building serves to pique the interest of the visitor, as well as making a maritime reference to a porthole.

Restrooms are to the left of this image. These restrooms serve the needs of the café.

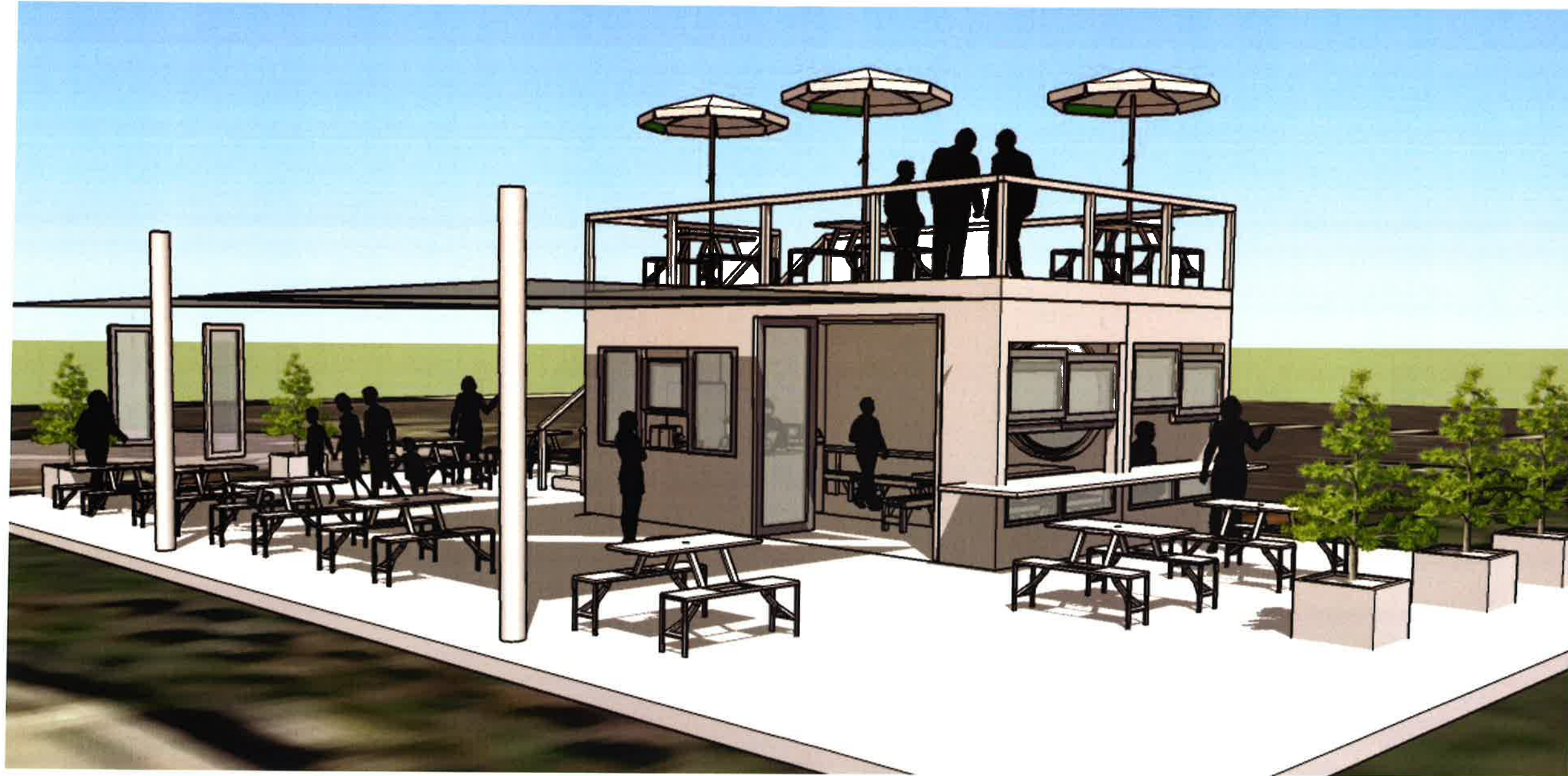


Along the west side of the café is a foldable wall made up of three individual glazed panels. Together the three panels make for a 10' wide opening. During inclement weather the foldable wall can be closed with one of the 3' wide panels serving as the door for the egress needs of the space.

Fabric canopies are suspended from the container, extended out to three posts that help shade the dining area from weather. The posts and canopies allude to masts and sails, continuing with the design's maritime reference.

A set of stairs leads up to the rooftop deck where there are views and additional seating.

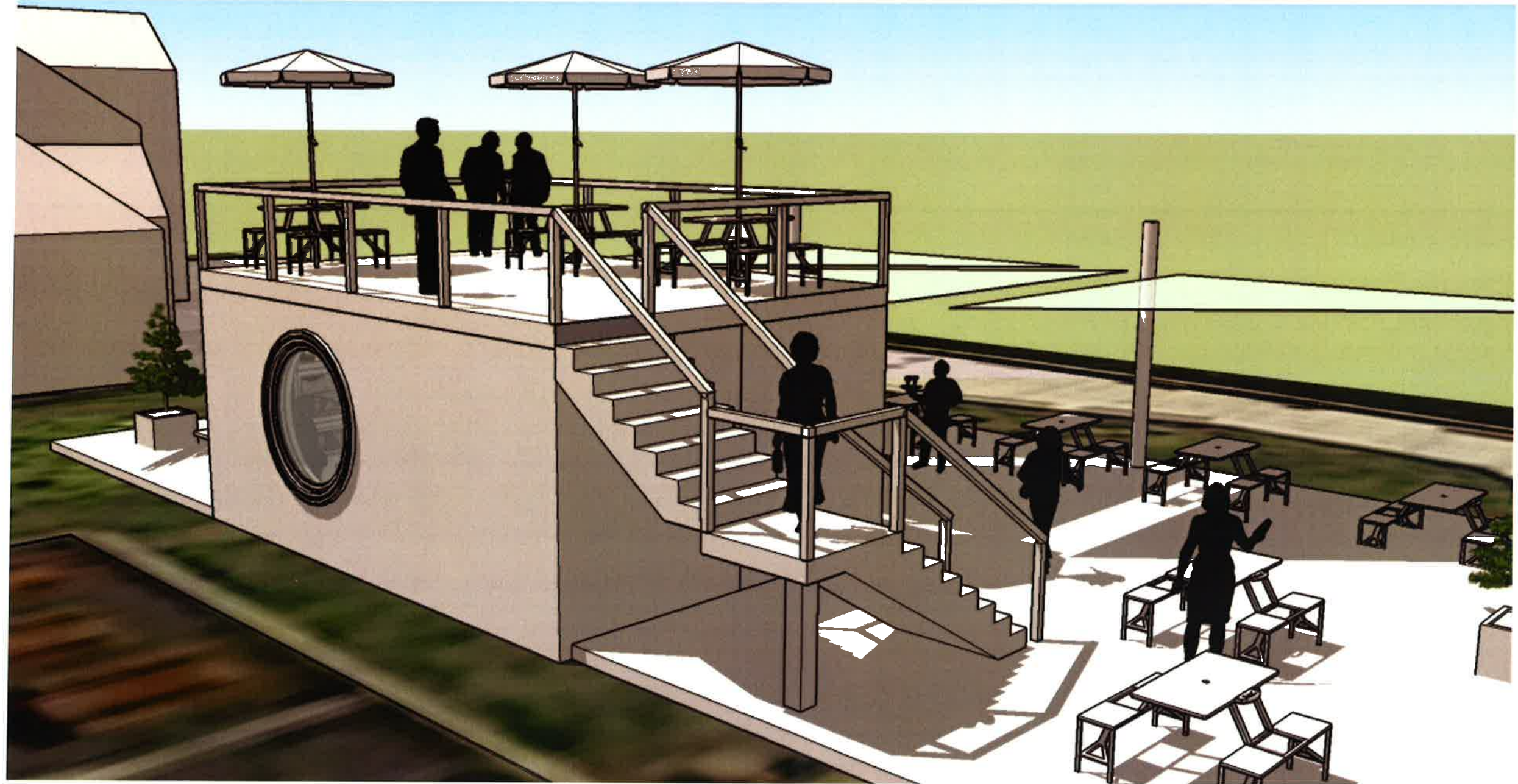
Not rendered (for clarity) are 4x4 welded wire mesh railings that will be employed as guardrails.



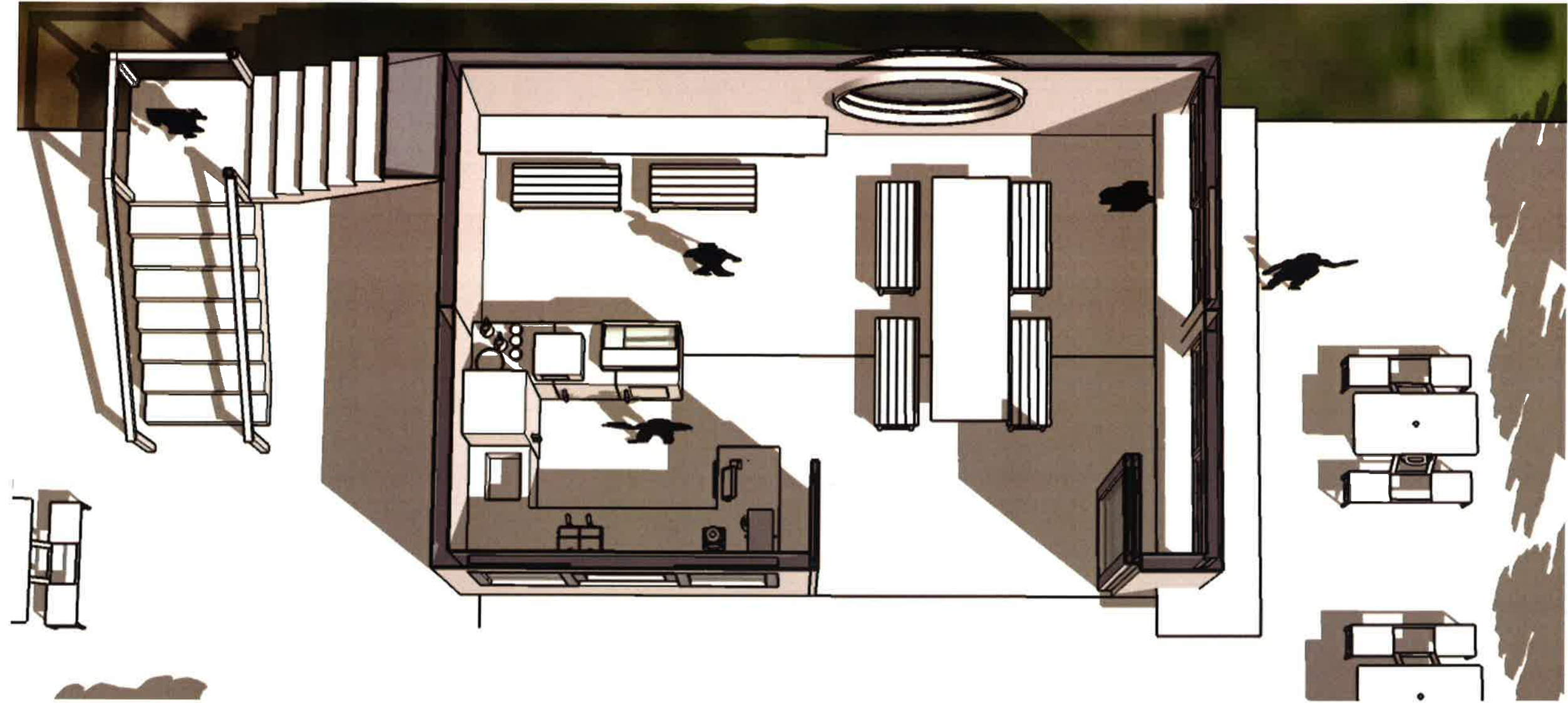
When the café is open it will be able to accommodate many people, most of them outside, but with some interior dining.

With the use of gas or propane heaters the outdoor area can easily and comfortably support more patrons.

Depending upon the liquor permit, if this establishment only serves wine and beer, and not hard liquor, the café can have open dining similar to restaurants where those under 21 can also be served.



A north side view of café. The roof top deck is easily accessible by stairs and will offer a spectacular westerly view of the Sound and Olympic Mountains.



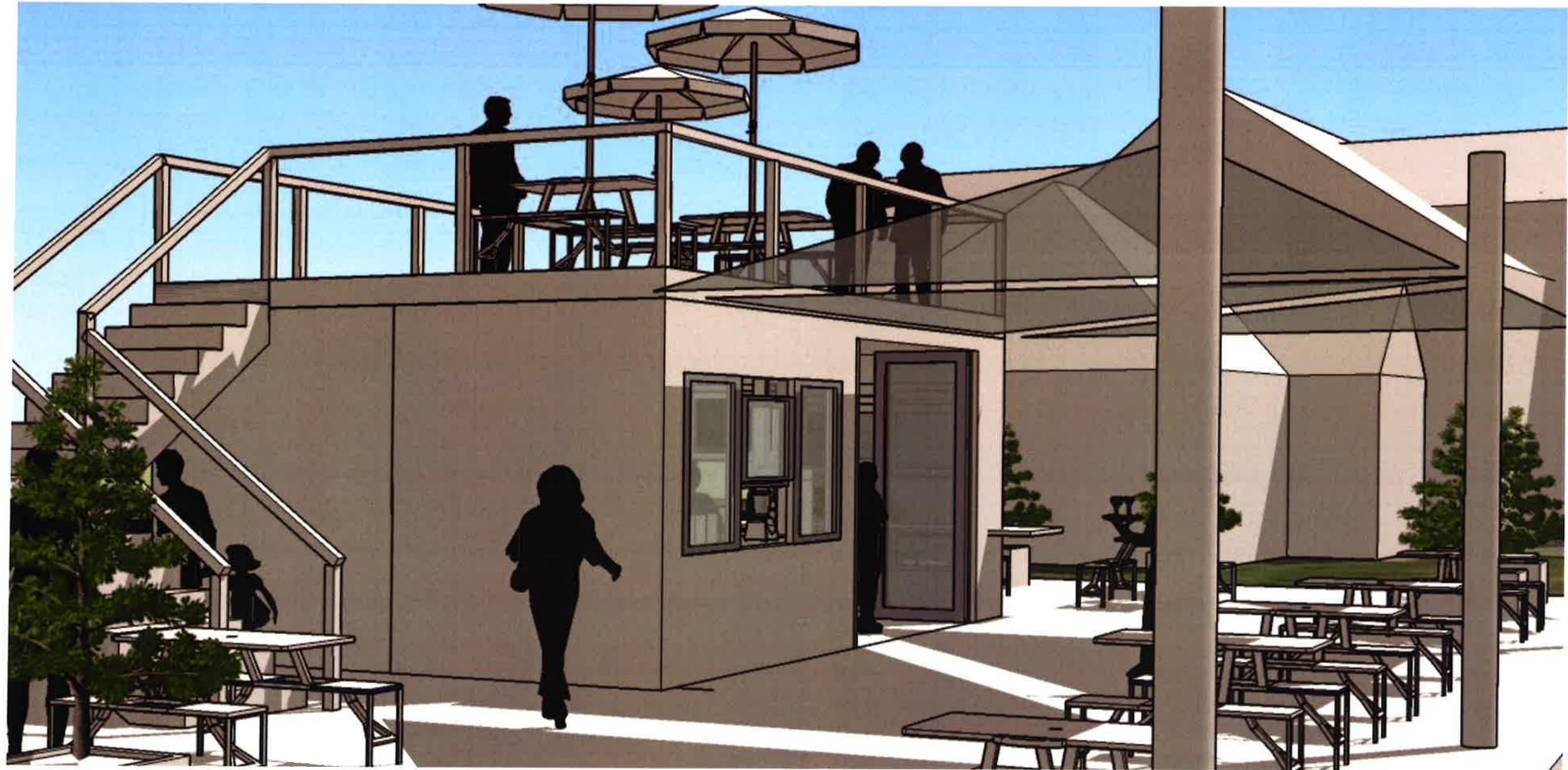
This structure is 384 square feet, so the floor plan is simple.

A kitchen design has been included and all kitchen components that were requested have been incorporated into the kitchen design including some required coffee shop components that were not requested,.

All electric and plumbing service will be to the north side of the building.

There is nearly 20 linear feet of counter space. Some of this space may be taken up by a small baked goods display.

Bar seating is provided at the south windows and across from the baked goods display. We have shown a single 8' long table and a pair of benches. There is also bar/counter stand-up space at the right, both inside the structure, and outside around the south side of the building (to the right).



The space is laid out very well. There is a walk-up espresso window as well as interior coffee bar service.

This bar concept is very simple - an espresso and wine bar type of design.

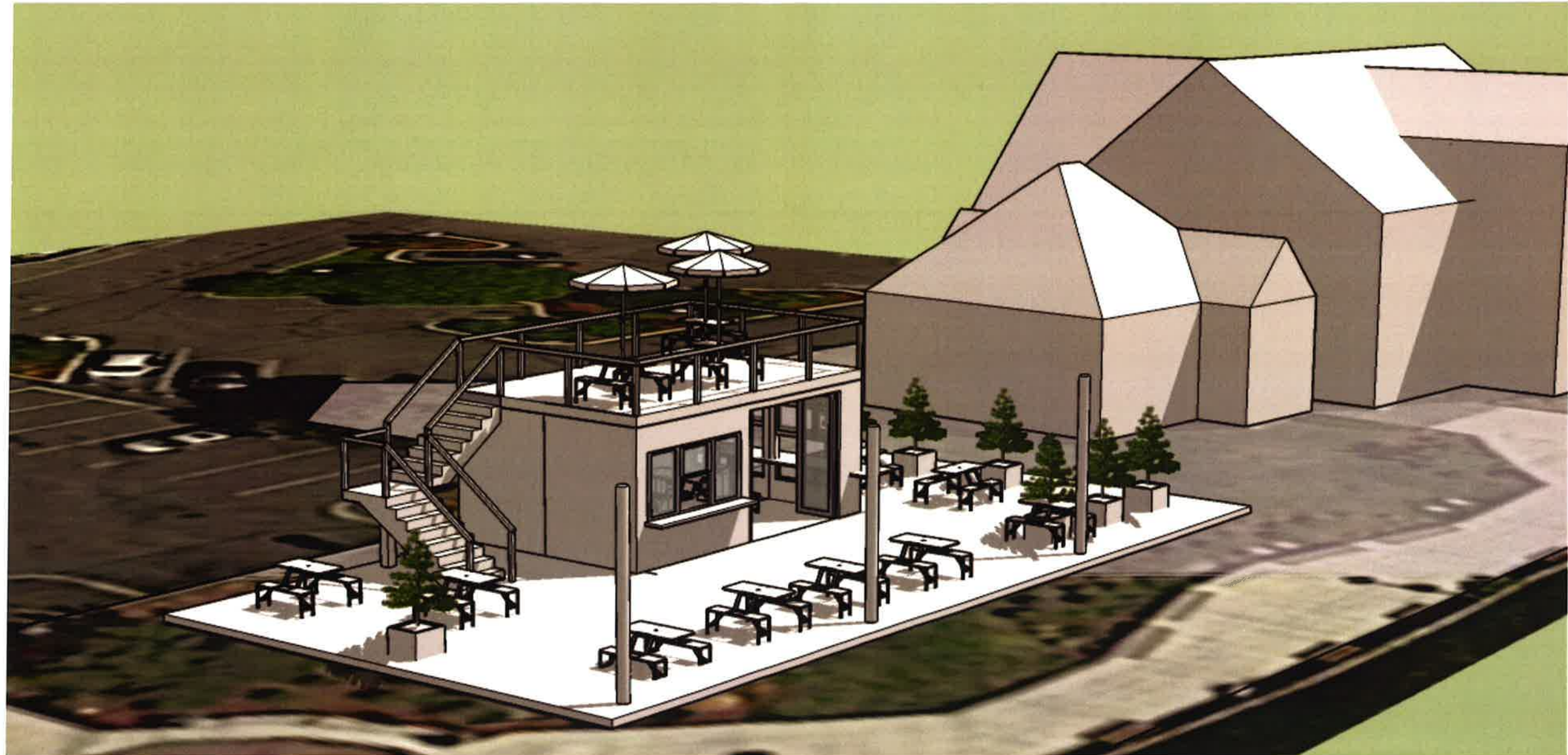
The unit will be in cargo containers and will have a wonderful context within the marina.



From inside the bar one can see everything. The footprint of the building is 16'x24' so it will get cozy fairly quickly, but that exclusive club feel will likely lead to its popularity.

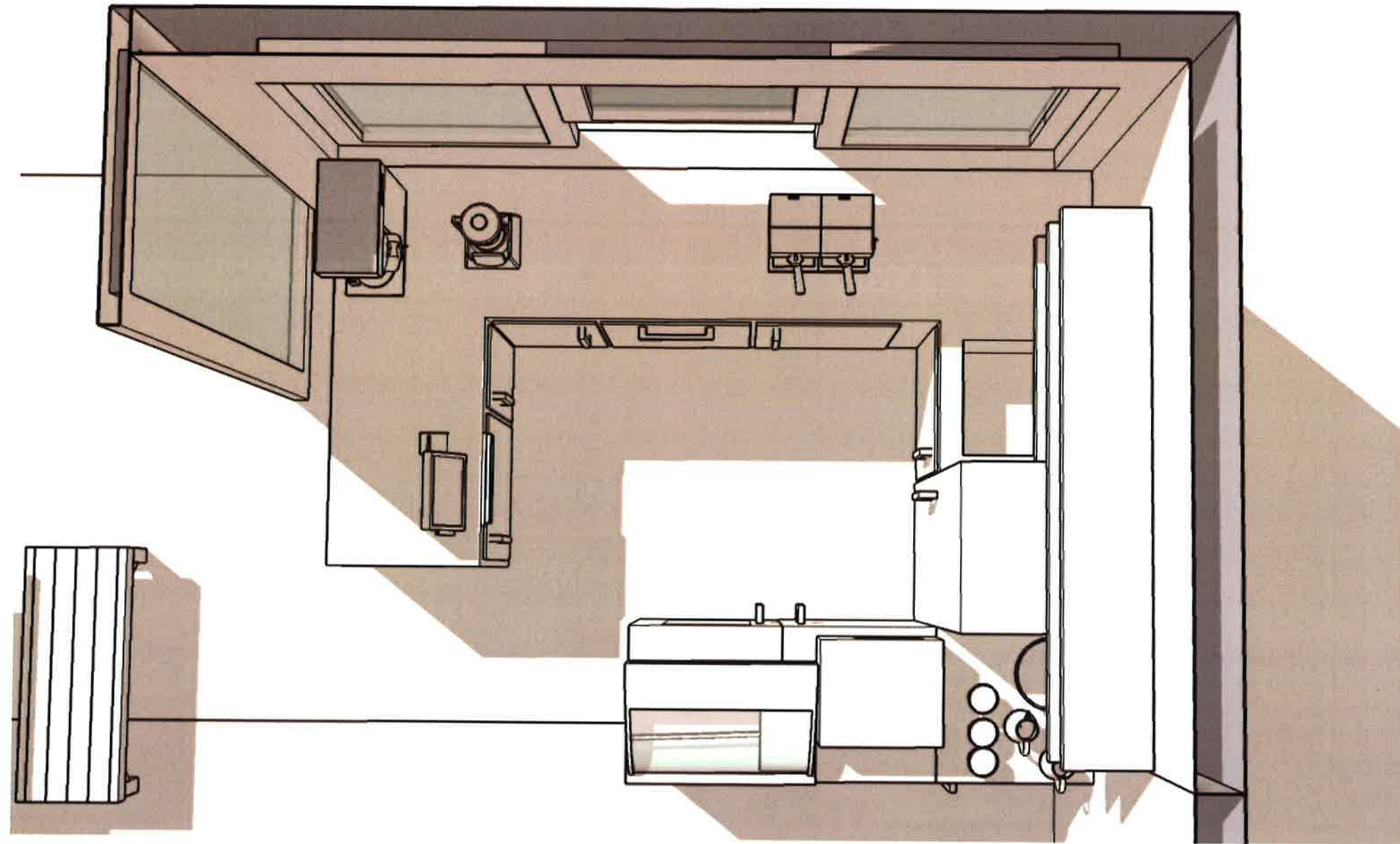
This is a simple café with a few choice drinks and snacks. It is a snack bar with a coffee maker and a few bottles of wine. Such a space can be very attractive for the seasonal events and the foot traffic that visits the marina.

The bar is considered complete - a handwash sink, a dishwasher, a food display case, an espresso maker, a wine fridge, wine stored on the back wall in a rack, a cash register/tablet combo, cup and glass storage, coffee brewer, a blender, and lighting and alarm controls are all within the bar's approximate 20 linear feet of countertop. One to three employees would provide service and bussing for the facility.



Back outside, from next to the main building, one can see the prominence that this container café will have upon the shoreline walkway.

The upstairs is sure to attract and invite visitors who wish to enjoy the vista from a higher viewpoint.



This kitchen plan is very efficient. Freezer, under-counter fridge, and standing fridge are included, as well are all of the appliances. The creamer and sugar station are located at bottom right.

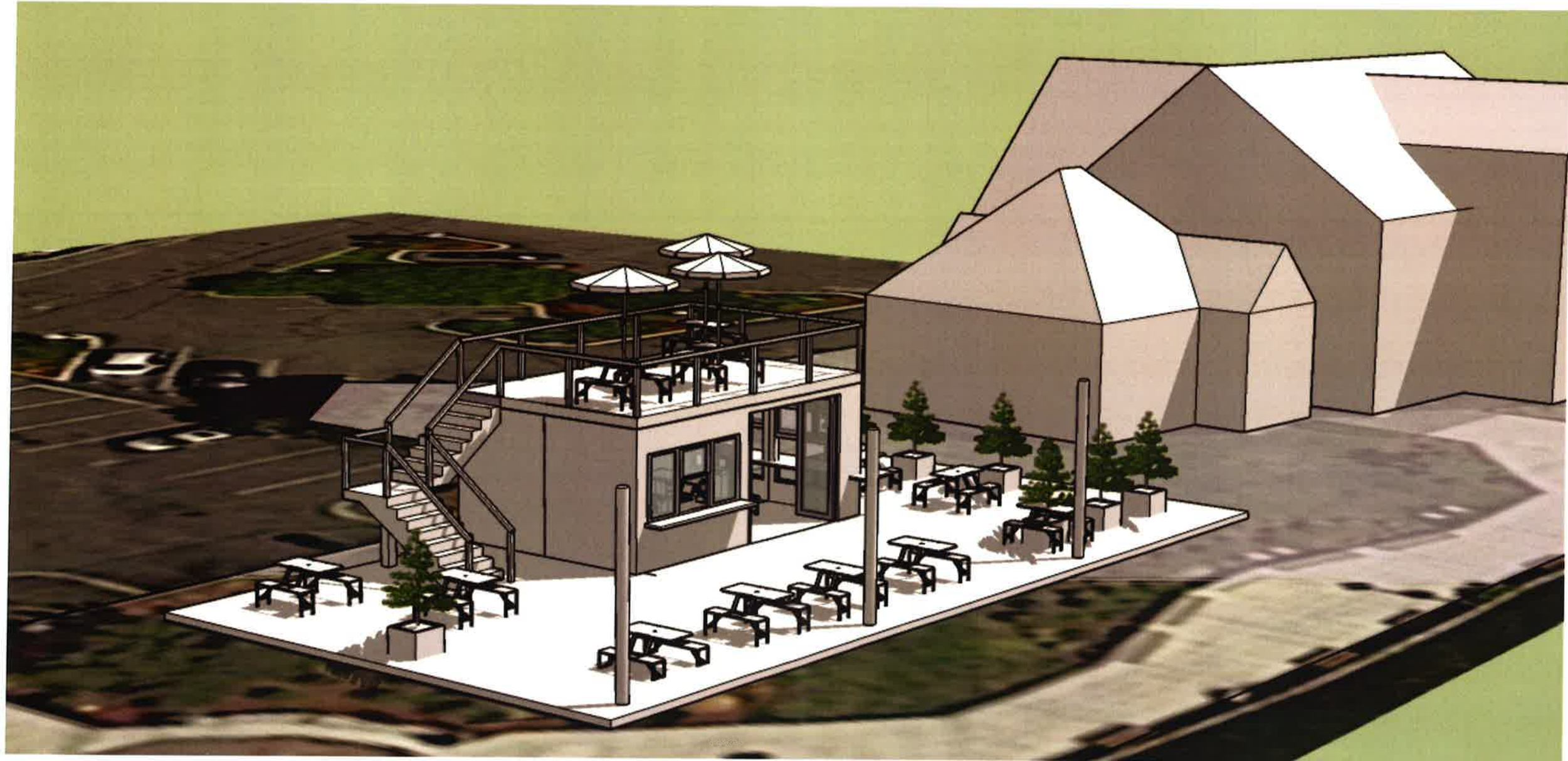


Here are more views from inside and outside of the bar. This double-hung window is at a bar/counter that extends inside and outside on the coffee shop's southeastern wall.

This will be a great spot for morning coffee or a glass of wine in the evening. One can also see into the kitchen from here.



A panorama view of the café situated at the marina.



As one views the café from the north, one can see the close relationship that the café has with the walkway.

This will be a simple and stunning little café at the harbor.