

FINANCE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA

June 9th, 2016 - South Conference Room

21630 11th Avenue South – Des Moines 98198

5:00P – 6:00P

1. Approval of minutes of 5/12/2016 meeting
2. 2016 Committee Work Program Update
(Discussion Item – 10 min)
Staff will provide a brief discussion on the progress of the 2016 work program.
3. Business Park Zoning Work - 216th Street
(Discussion Item – 10 min)
Staff will provide a brief discussion on the upcoming B-P Zoning work around South 216th Street and at the Blueberry Lane Site located off of Des Moines Memorial Drive.
4. Marina and Landmark on the Sound Redevelopment Update
(Informational Item – 15 min)
Staff will provide an overview of the Marina and Landmark on the Sound Redevelopment projects.
5. DDM – Main Street Alley Project Update
(Informational Item – 20 min)
DDM Main Street representatives and Staff will provide a brief discussion on Main Street, the alley concept and an upcoming project to survey community landmarks.

DRAFT MINUTES

Finance and Economic Development Committee Meeting

Thursday, May 12, 2016

5:45 p.m. – 6:50 p.m.

South Conference Room

Council Members

Chair Jeremy Nutting
Vic Pennington
Matt Pina

City Staff

Michael Matthias – Assistant City Manager/Economic
Development Director (ACM/FED)
Denise Lathrop – Community Development Mgr.
Jodi Grager – Community Development Assistant

Guests:

Scott Hodgins, Executive Director of Capital Planning & Construction, Highline School District

Michael Spear, School Board President, Highline School District

Denise Stiffarm, Attorney @ Pacifica Law Group, Consultant for Highline School District

1. Call to Order

Chair Jeremy Nutting called the meeting to order at 5:45 p.m.

2. Approval of the April 14th, 2016 meeting minutes

Minutes approved as submitted.

3. Development Updates

Community Development Manager Denise Lathrop presented a Development Activity Map for the 2nd Quarter of 2016. Manager Lathrop provided an update on development projects throughout the city. Key points include:

- Des Moines Creek Business Park
 - Clearing and grading progress
 - DMCBP at capacity would provide about 5,000 jobs
- Waterview Crossing on Pacific Highway
 - Affordable housing will replace the current mobile home parks
- Highline Place on Pacific Highway (Phase 1)
 - SEPA will be issued on Monday, May 23rd
- Dougherty Mixed Use @ S 223rd/7th
 - Near completion
 - Restaurant at street level, 2 two bedroom apartments on 2nd level
- The Adrianna Mixed Use @ S 226th/7th
 - Shoring at site
 - Affordable Senior Housing Units

4. School Impact Fees (SIFs)

Representatives from Highline School District provided a summary of the District's planning efforts and discussed the potential for a City/School District partnership to develop a School Impact Fee Ordinance.

- Scott Hodgins, Executive Director of Capital Planning & Construction, Highline School District, explained the need to implement SIFs to reassure the public that new construction will help cover the costs of Highline's school improvement plans.
- Denise Stiffarm, Attorney @ Pacifica Law Group, Consultant for Highline School District, described the process adopted by King County to assess school impact fees. Many municipalities used KC's plan rather than create a new version, however, SIFs and TIFs (Traffic Impact Fees) are controlled by each individual city.
- Michael Spear, School Board President, Highline School District, discussed the need for a short timeline/turnaround on this decision. With additional populations of new students entering the district and the recent state law regarding K-3 class size, the District is looking at a need of up to 200 new classrooms in the near future.

Direction/Action

Chair Nutting directed that City Staff and School District Staff work together to draft an ordinance that can be ready for the next FEDC meeting.

The next meeting is scheduled for June 9th, 2016 p.m. in the South Conference room.

Adjourned at 6:55 p.m.

Respectfully submitted by,

Jodi Grager, Community Development Assistant

Finance and Economic Development Committee Possible Work Program Items for 2016

June Update

Required

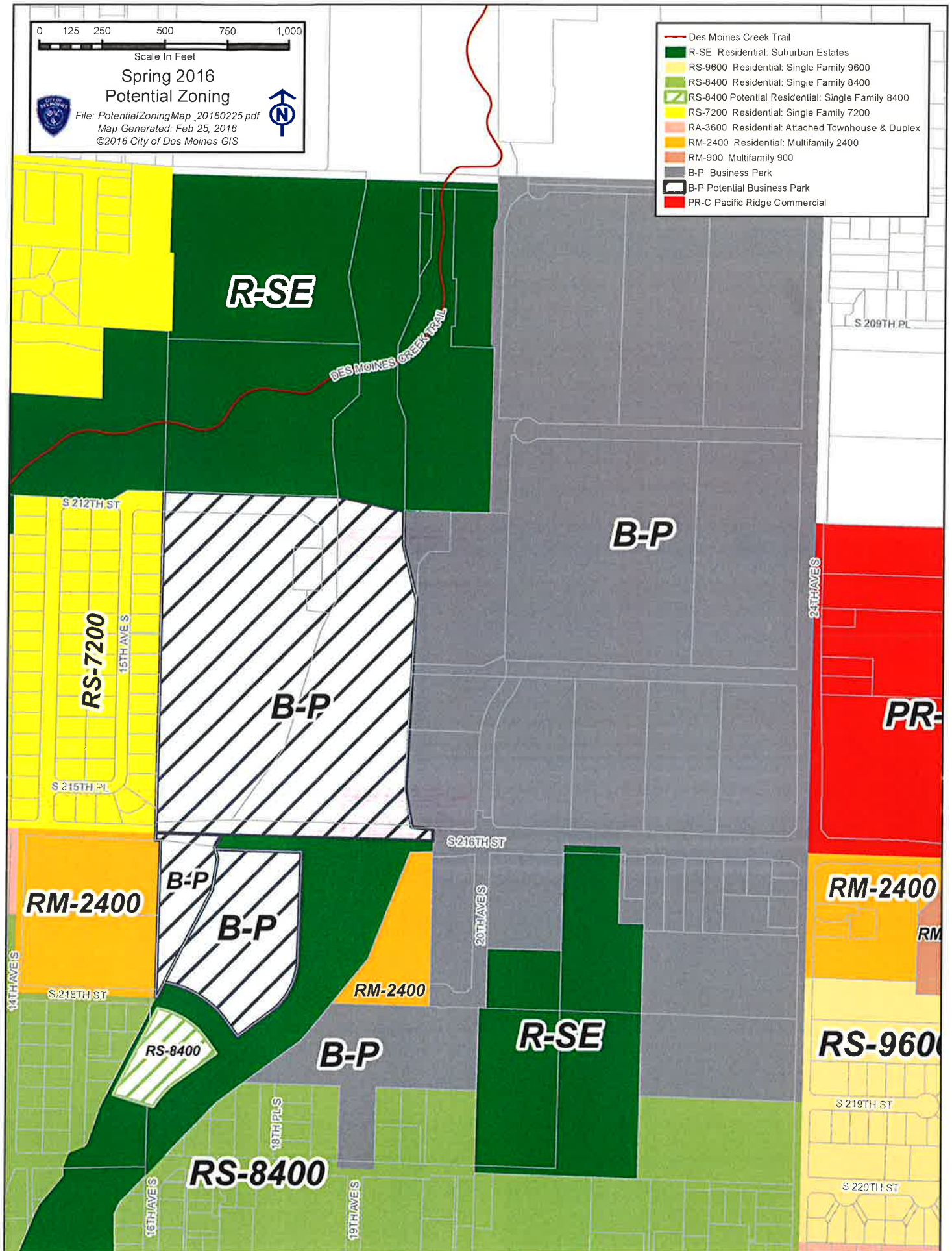
- ~~Updates to CAO and SMP – DOE requirements (Completed.)~~
- Establishing an impact fee deferral program (required by 9-1-2016) **Underway.**
- Low Impact Development (LID) standards (required by 12-31-2016) **Underway.**

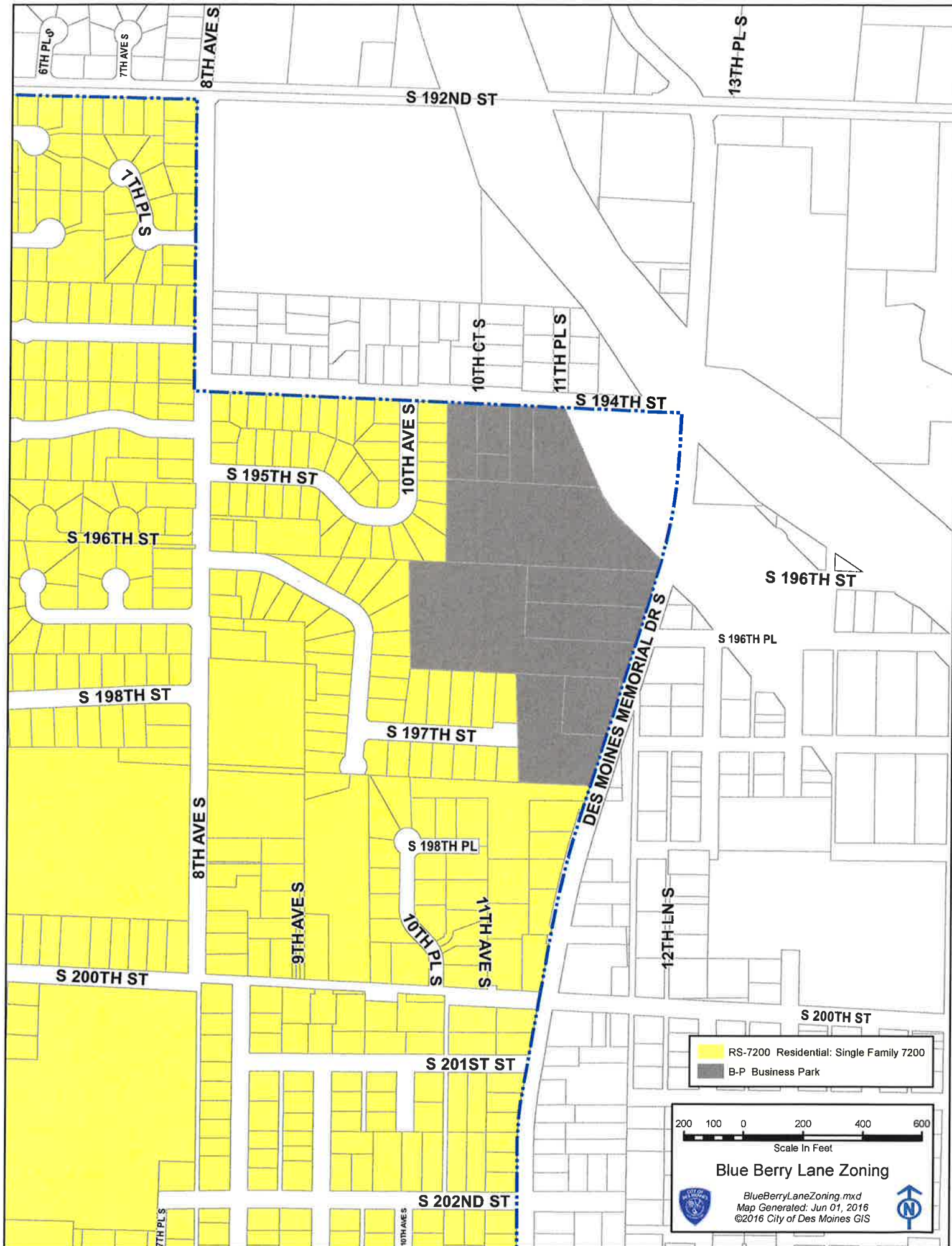
Important

- ~~Adult entertainment ordinance (Public Hearing Set for February 25, 2016) Completed.~~
- Siting of essential public facilities: (February 11 Public Hearing – **Continued to May 12**).
(**First reading May 12th, passed to a second reading August 18th**).
- Regulations for mixed use projects fronting Pacific Highway South in Pacific Ridge (Completed).
- DMMC Code Maintenance. (**Public Hearing Scheduled for July 7th**).
- **Added: W-C Zoning Ordinance. (First Reading on May 26th. Passed to Second Reading on July 7th).**
- Zoning work related to Blueberry Lane (BP to residential) (**In July, following Final Plat**).
- BP - Business Park Zoning work along South 216th Street
- IC - Institutional Campus Zoning work (**Discussion with Committee in June**).
- Work in support of Marina Development (**Discussion with Committee in June**).
- Group Homes
- Commercial Land Use Table:
 - Medical facilities
 - "Non-Profits"

Would be good to address

- Establishment of, and coordination, with a Citizen Advisory Group/Architectural Committee related to Sound Transit's Design Proposals. (**Remove for Work Program**).
- School Impact Fee's (**Discussion with Committee in May. Draft Ordinance in July**)
- Non-conformance code. (**Being addressed with Code Maintenance Ordinance**)
- Siting of wireless facilities.
- Roof top structures.
- Keeping of Animals.
- Update of the PUD Code.
- Update of the subdivision Code.
- Fire District Impact Fees
- Recreational Marijuana Zoning (Discussed with Committee in April). Completed.





FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

Thursday, June 09, 2016

Presentation Outline – Proposal From Bjornson Marine

1. Current Business and Lease Arrangement
2. Proposal for Retail Outlet and Boat Dealership
3. Location
4. Layout of Building & Yard
5. Building
6. Financial Offset

a. Would lose

27 dry sheds	\$200/Month	\$64,800
16 Lockers	\$20/Month	<u>\$ 3840</u>
Total		\$68,640
Minus 4% vacancy Rate		<u>(\$ 2746)</u>
Total Revenue Lost		\$65,894

b. Rent at Current Rates

7,500 Open Fenced	\$12,600
5,000 Sq. Ft of Buidling	<u>\$39,600</u>
	<u>\$51,600</u>

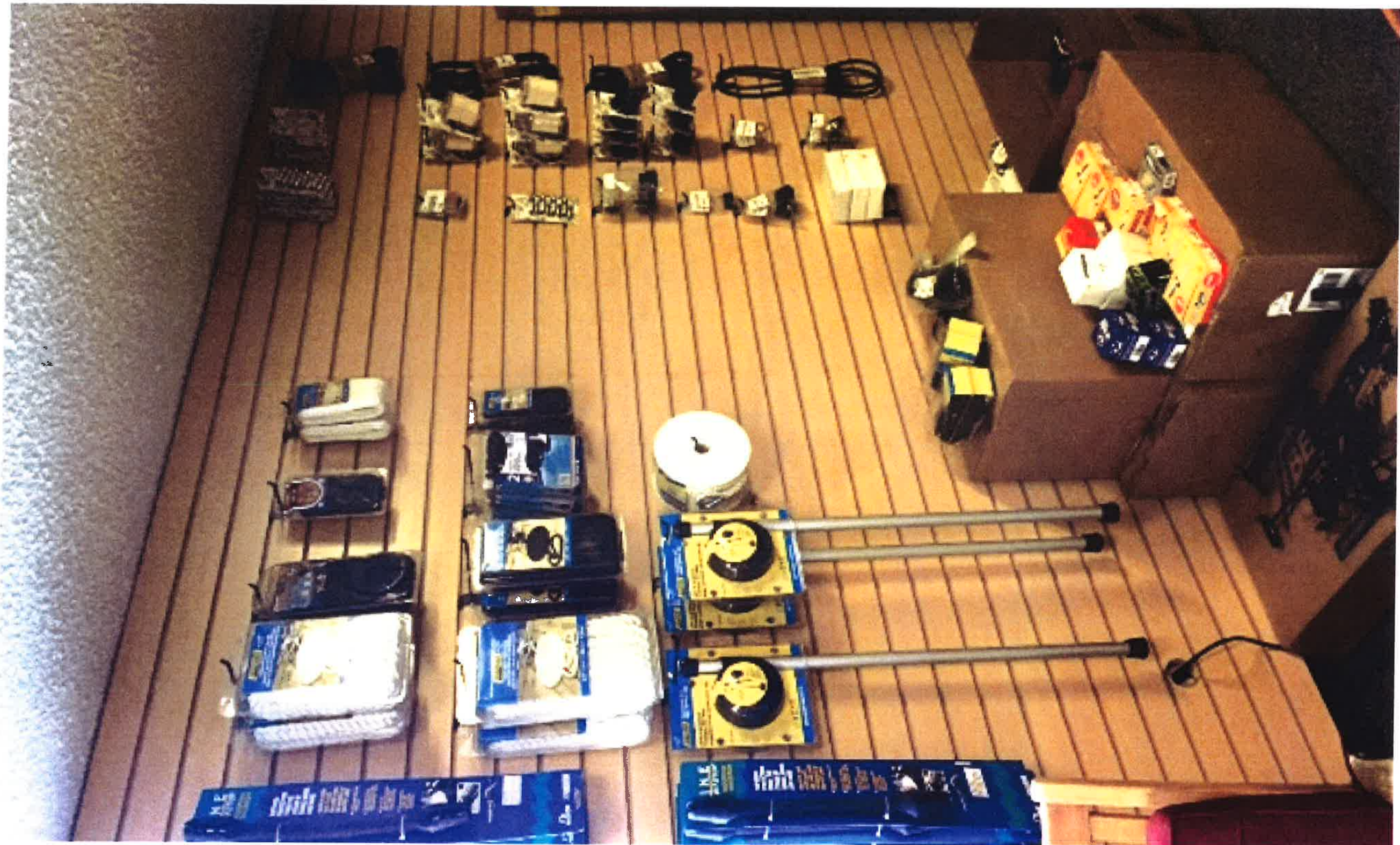
At current rates delta is about \$14,000

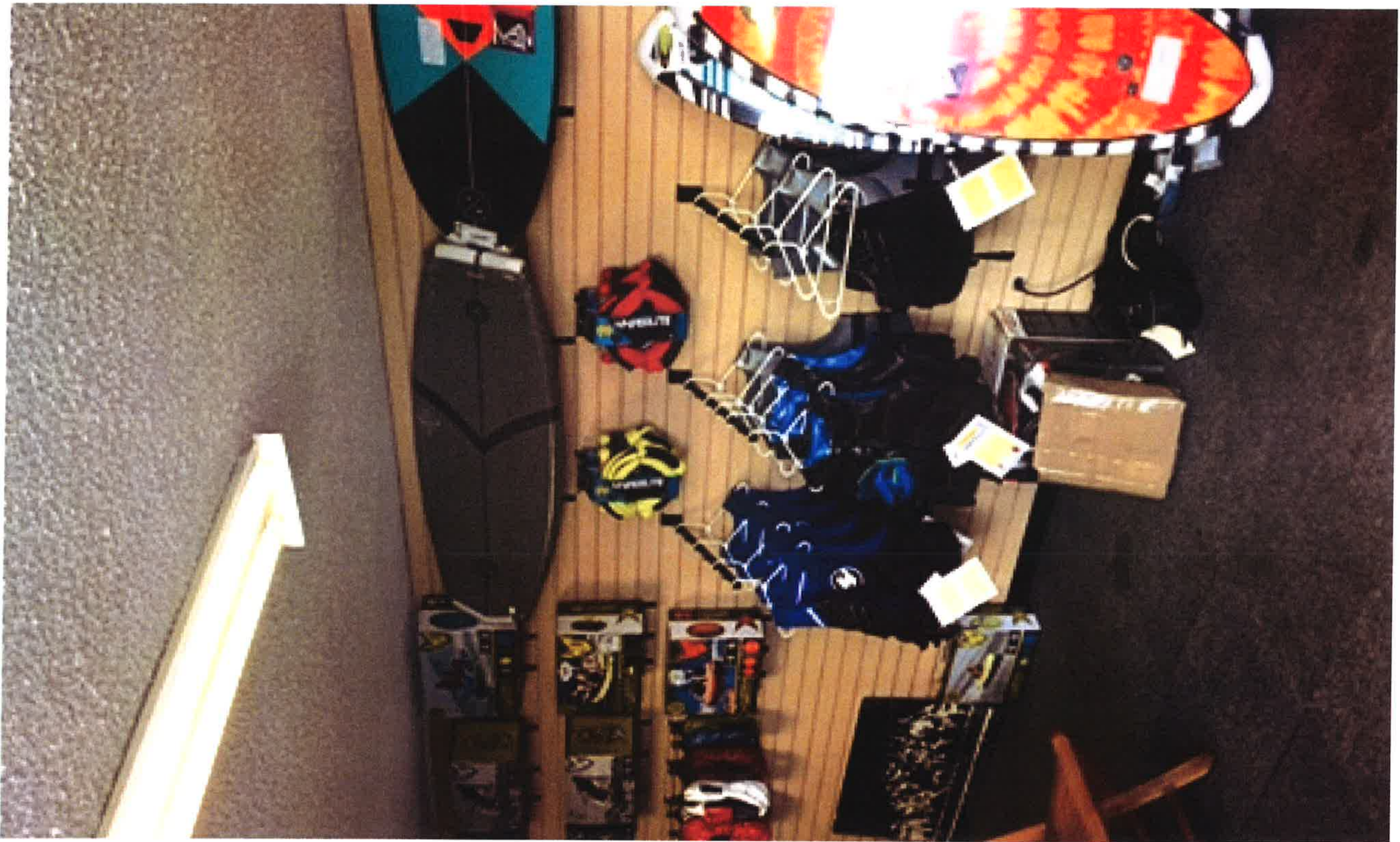




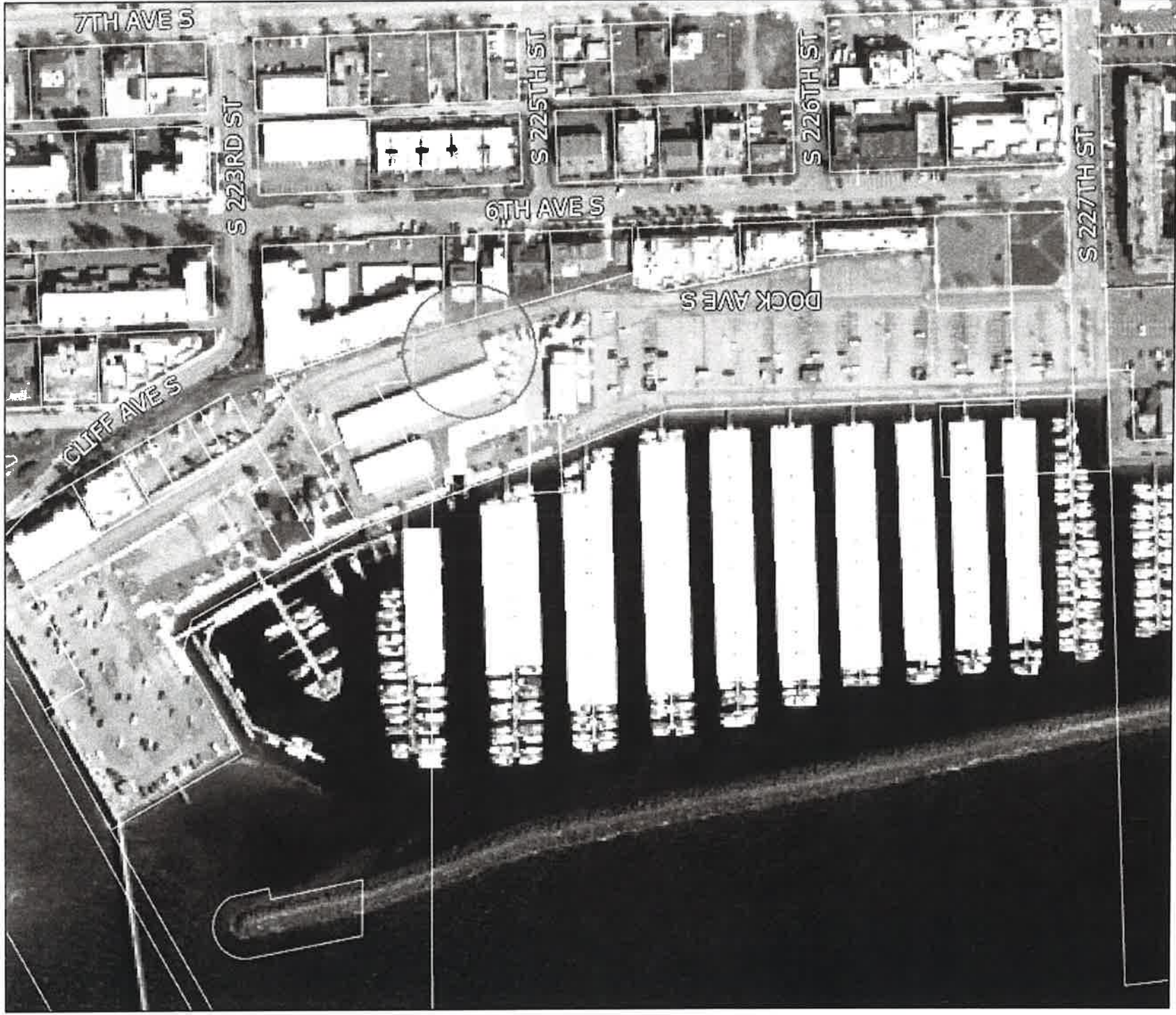








Address Web Map

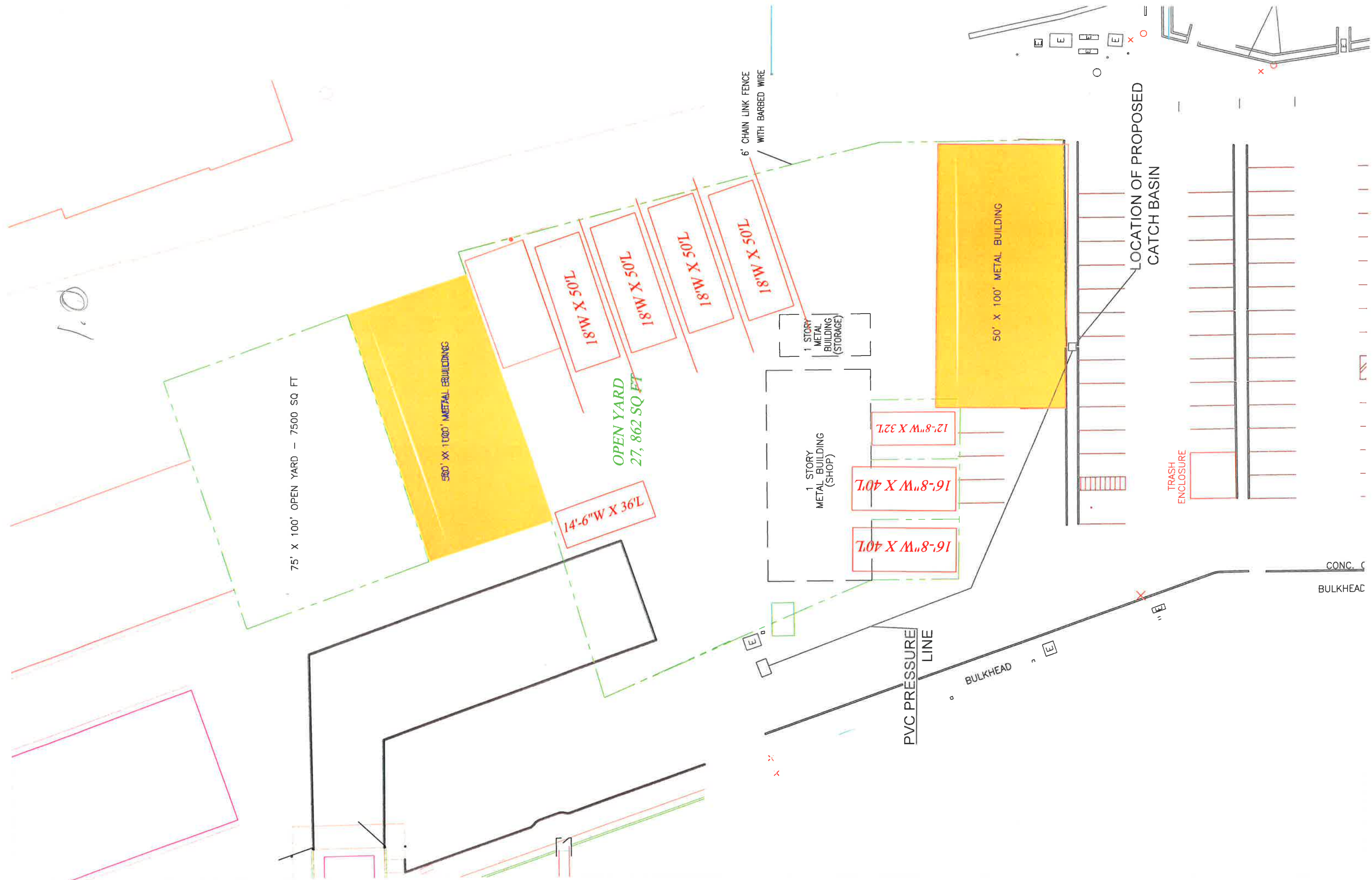


June 9, 2016

Tax Parcels

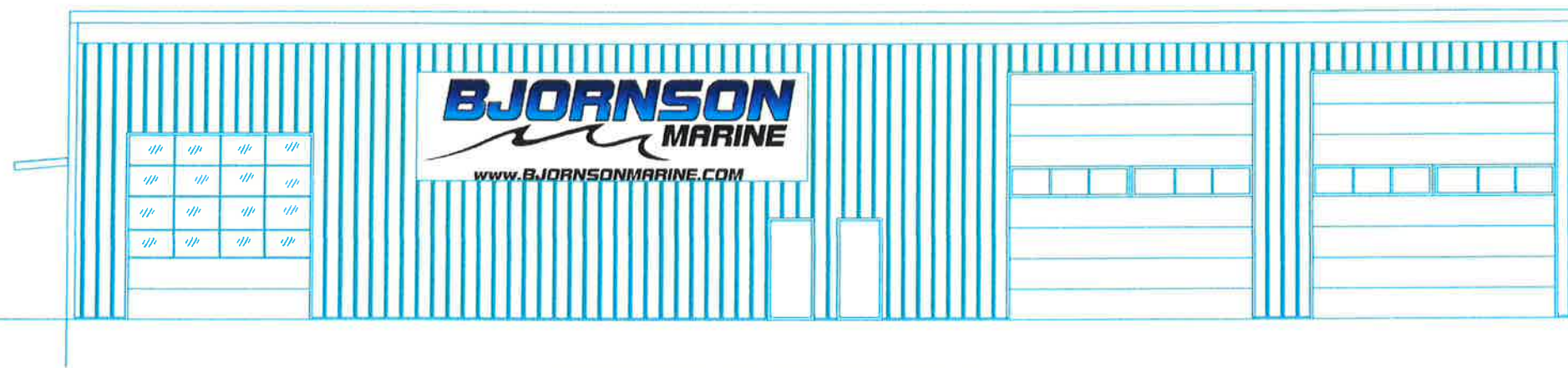


DMGIS
DMGIS

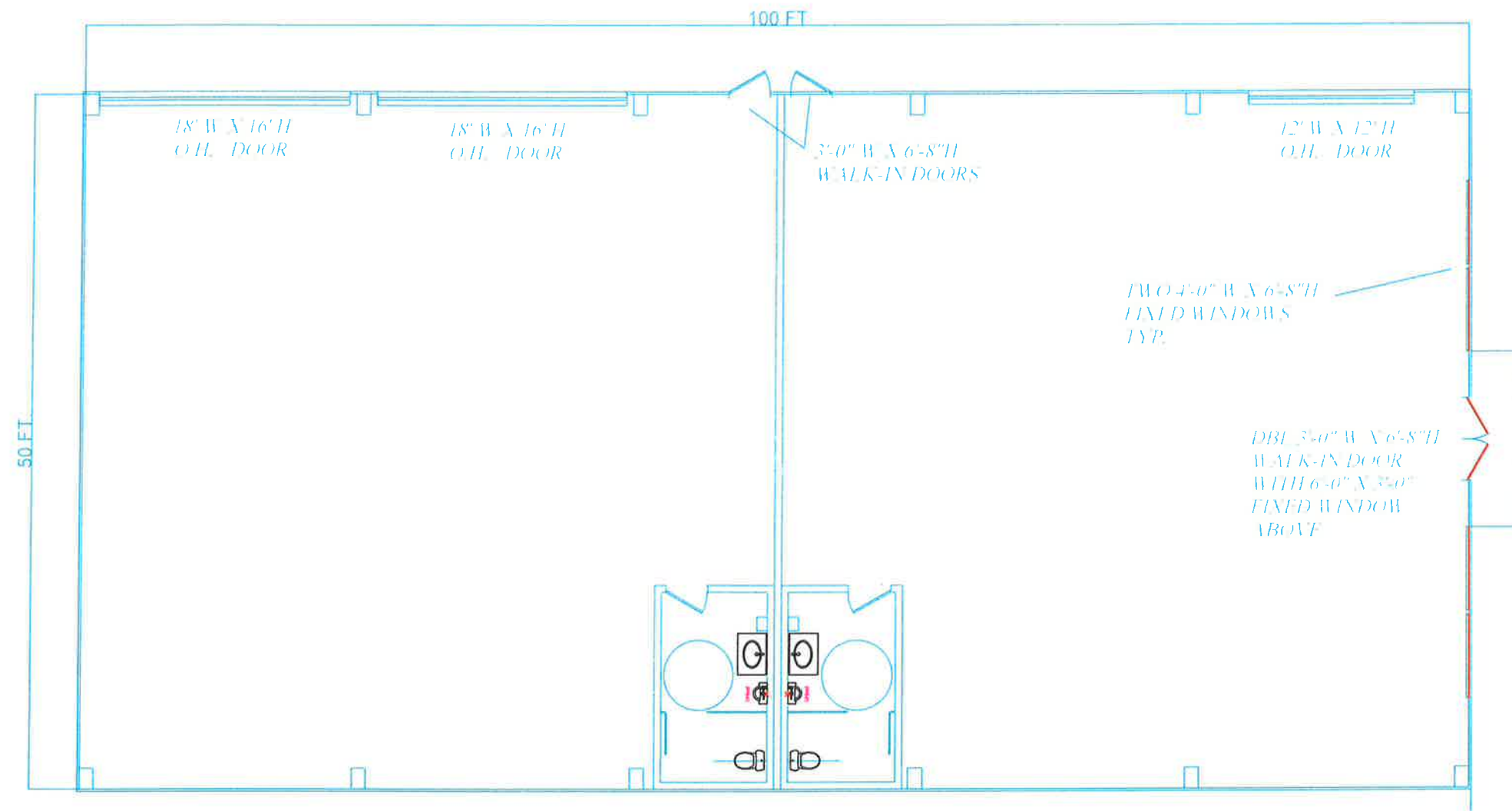




EAST ELEVATION



NORTH ELEVATION

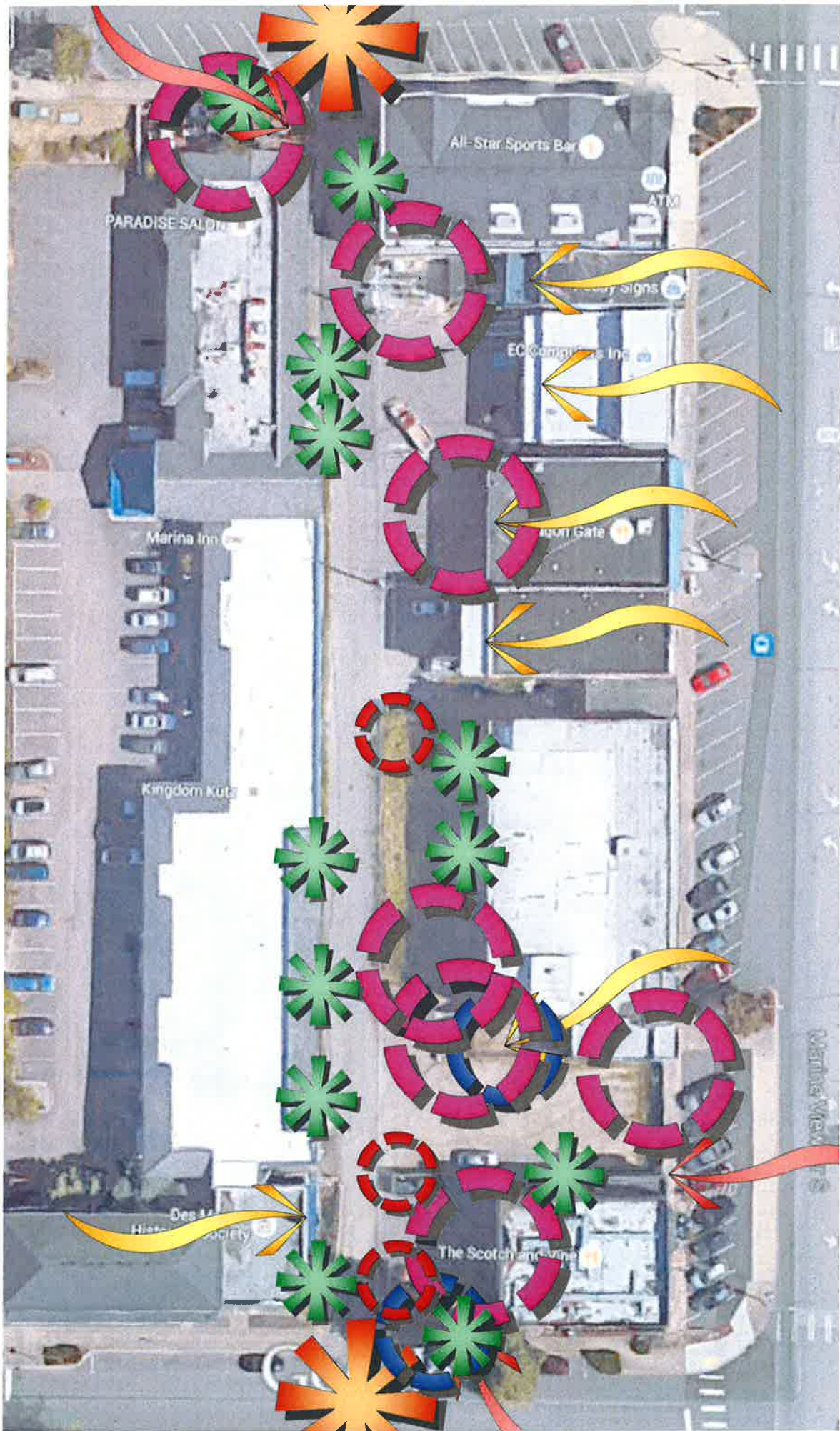


FLOOR PLAN



**MAIN STREET PROGRAM
AREA OF EMPHASIS
9 JUNE 2016**



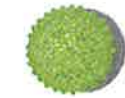
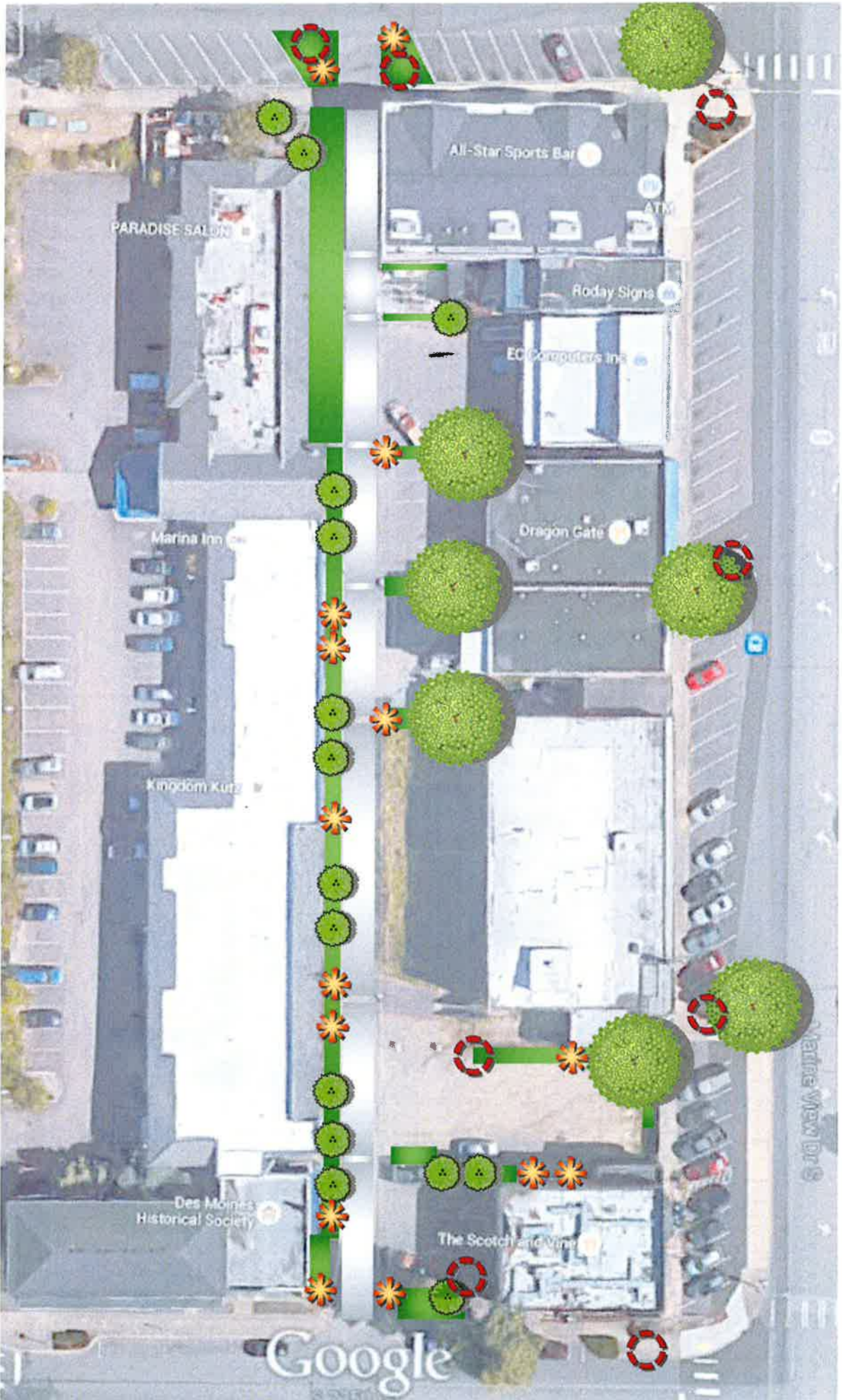


-  MULTI-MODAL ENTRY POINT
-  PEDESTRIAN ENTRY POINT
-  ENTRY POINT THROUGH BUILDING
-  VIEW POINT
-  OUTDOOR BUSINESS SPACE
-  ART
-  GREEN INFRASTRUCTURE



MAIN STREET PROGRAM ALLEY - SITE ANALYSIS 9 JUNE 2016





LARGE DECIDUOUS TREE



SMALL DECIDUOUS TREE



PLANTING AREA



CONCRETE PAVING



BICYCLE PARKING



ART



MAIN STREET PROGRAM ALLEY - SCHEMATIC SITE PLAN 9 JUNE 2016

