



## **AGENDA**

### Edmonds Economic Development Commission

Edmonds City Hall  
Brackett Meeting Room, 121 5<sup>th</sup> Ave N  
Wednesday, June 21, 2017  
6 – 8 PM

#### 6:00 P.M. - CALL TO ORDER

1. Call to Order
  2. Approval of Agenda
  3. Approval of May 17, 2017 Meeting Summary
  4. Audience Comments
  5. Presentation (45 minutes):  
Affordable Housing, Shane Hope, Development Services Director and Chris Collier,  
Alliance for Housing Affordability
  6. Old Business:  
Subgroup Discussion (60 minutes):
    - Development Feasibility
    - Art
    - Civic Facilities
    - Affordable Housing
  7. New Business
  8. Roundtable Discussion (Council, Commissioners, City, Liaisons) (15 minutes)
  9. Adjourn
- Next regular meeting: July 19, 2017, 6 PM

**CITY OF EDMONDS**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**May 17, 2017**

**COMMISSIONERS PRESENT**

Darrol Haug  
Mary Monroe, Vice-Chair  
Stephen Clifton  
Nicole Hughes  
George Bennett  
Nathan Monroe, Planning Board, ex officio

**COMMISSIONERS ABSENT**

Jamie Reece, Chair  
Matthew Waldron  
Aseem Prakash  
Michael Schindler  
Greg Urban, Edmonds Chamber, ex officio  
Bruce Faires, Port Commissioner, ex-officio  
Neil Tibbott, Councilmember, ex officio

**GUESTS: None**

**STAFF PRESENT**

Patrick Doherty, Econ. Dev & Comm. Serv. Dir.  
Cindi Cruz, Program Coordinator

1. **Economic Development Commission meeting called to order by Vice-Chair Monroe at 6:02 p.m.**
2. **Approval of Agenda:** Approved as submitted.
3. **Approval of 04/19/17 EDC Minutes: Stephen moved to approve minutes as written, George seconded; motion passed.**
4. **Audience Comments** No comments.
5. **Old Business:**  
**Subgroup Reports (5 minutes)**
  - **Parking:** Article on MEN about parking changes on May 23; several areas of employee parking will be pushed up to a ½ block further from downtown core as approved by Council. Demarcation of parking spaces will be placed over the next few weeks as a pilot project for the rest of this year on three one-block street segments in downtown area.
  - **Development Feasibility: George, Mike, Mary, Nicole.** Nothing has been done as of yet. Patrick summarized proposed project at Perrinville on the southwest corner; vacant property and the difficulties in development of that existing building with a change in use. Vacant property east of car wash at Westgate has had several proposals and some potential development possibility. Other potential development issue would be 15' first floor requirement in BD1 zone in downtown Edmonds. Could meet and prepare memo to propose change in BD1 zone.
6. **New Business**  
**Kickoff Discussions for New Subgroups. Develop basic goals and objectives for subgroups. (90 minutes):**
  - **Art Subgroup - Mary, George, Stephen.** Basic goals: create interesting places with art as a component, culture of community, gateways for Edmonds, sculpture, architecture, unique to Edmonds. Gateway design that includes public art proposal. Could be

something changeable. Identify areas that could be used. Five-Corners project is good example of gateway project. Art as a gateway project could energize the area where it is placed. Reach out to development proponents of specific projects. Economic Impact of Arts/Culture study is under way. Old Mar-vel Marble building as an example: what could be done to make the development interesting with public art component. Tourism art – something for people to come and see in Edmonds. How do you get music in all venues? Example is music festival in Everett. How to draw in “creative class” to Edmonds? Invite Frances Chapin to discuss City’s role in art, etc. and how to energize the private sector to support the art, architecture, etc. Kansas City was used as example of sculptures and fountains that are a draw to the area. Have Arts Commission attend a subgroup meeting or full EDC meeting. Timeline: discuss list of possibilities, present brainstorming to full EDC at future meeting. Set meeting time: 5 pm, May 24 here at City Hall. 4<sup>th</sup> Wednesday of every month.

- **Civic Facilities Subgroup - Aseem, George, Matt:** George reported on subgroup meeting – interest in moving civic buildings to Hwy 99 area. Spreadsheet discussion, pros/cons, comparative for PW site, PD sites, summary and next steps, deliverables, discuss with Port, Chamber, etc., financial issues. Can “penciling” out be done for potential development of civic facilities? Hiring a consultant for a generic cost analysis of potential development as basis for discussion before City Council of moving city facilities could provide valuable information. Goal: understand valuation of citywide assets, will bring back to EDC before taking to City Council, economic impact analysis by subgroup, George will discuss with Matt & Aseem and meet for at least 2 more sessions, pros and cons. Patrick will send e-mail and meeting will be after June 4 when he returns.
- **Affordable Housing Subgroup - Jamie, Darrol, Nicole:** Have not met. Goals: attracting different levels of affordable housing (means something different to everyone), understanding variety of price points in City, how to attract and identify additional housing options. HUD definition? It is difficult to develop condominiums these days. In recent history condos only being built by self-financing developers. City is proposing affordable ownership with unit lot subdivision, developments will allow ownership of condo. Creation of diversity of housing stock is desirable. Hwy 99 and new zoning should allow new affordable housing. Inventory what other jurisdictions have done to address affordable housing. Set up a regular meeting date and time – Patrick will send out e-mail. Affordable housing will be addressed at Planning Board (PB) over the next 6 months. Potential for joint meeting with PB & EDC. PB is having an upcoming on May 24, Nathan will provide update at next meeting.

7. **Roundtable Discussion (Council, Commissioners, City, Liaisons):** Presentation next meeting from Shane Hope and representative from Affordable Housing Coalition on what is on horizon with affordable housing, etc. Darrol asked about a 4<sup>th</sup> member showing up at some of the subgroup meetings in addition to the standing subgroup members. Meetings could be posted as public meetings. Provide summary of subgroup meetings so other commissioners know what has been discussed. Articles could be written for local news sources for providing information. Motion last time regarding Port engaging in development feasibility group but how to accomplish. **Development Feasibility subgroup – George, Mary, Mike, & Darrol will convene Development Feasibility subgroup.** Housing presentation in June, Doug Spee will come in July. Tourism report was given by Amy Spain at CC last night could be streamed in August at EDC meeting. Nathan: Hwy 99 hearing last week. Patrick: Open house in late summer/fall to present what has been done regarding developing Hwy 99 property. Waiting to get Hwy 99 off plate before Planning Divisions proceeds with Five-Corner’s feasibility study. Patrick

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discussed NW Washington Investment Fund I, LLC, NW Innovation Resource Center. Monday, May 22 4-6 pm information session at Trane Smith & Co, 201 5<sup>th</sup> Ave S #202, Edmonds.

**8. Adjourned at 8:03 p.m.**

Next regular meeting: June 21, 2017, 6 PM