



AGENDA

Edmonds Economic Development Commission

Edmonds City Hall
Brackett Meeting Room, 121 5th Ave N
Wednesday, October 17, 2017
6 – 8 PM

6:00 P.M. - CALL TO ORDER

1. Call to Order
 2. Approval of Agenda
 3. Approval of September 20, 2017 Meeting Summary
 4. Audience Comments
 5. Old Business:
Subgroup Discussion (60 minutes):
 - Development Feasibility
 - Art
 - Civic Facilities
 - Affordable Housing
 6. New Business
 7. Roundtable Discussion (Council, Commissioners, City, Liaisons) (15 minutes)
 8. Adjourn
- Next regular meeting: November 15, 2017, 6 PM

CITY OF EDMONDS
ECONOMIC DEVELOPMENT COMMISSION
September 20, 2017

COMMISSIONERS PRESENT

Jamie Reece, Chair
Aseem Prakash
Stephen Clifton
Matthew Waldron
Nicole Hughes (by phone)
Mary Monroe Vice-Chair (by phone)
Nathan Monroe, Planning Board, ex officio
Neil Tibbott, Councilmember, ex officio
Greg Urban, Edmonds Chamber, ex officio
Bruce Faires, Port Commissioner, ex-officio

COMMISSIONERS ABSENT

Darrol Haug
Michael Schindler
George Bennett

STAFF PRESENT:

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

1. **Economic Development Commission meeting called to order by Jamie Reece at 6:05 p.m.**
2. **Approval of Agenda:** Approved as submitted.
3. **Approval of 08/16/17 EDC Minutes:** Mary moved to approve minutes as written, Stephen seconded; motion passed.
4. **Audience Comments** No comments.
5. **Old Business:**
Subgroup Discussion (60 minutes):

Development Feasibility: Patrick brought up for discussion downtown height issues. Mary stated group has not met this last month about height issue regarding the higher first floor requirement. Reducing limit on first floor could allow within downtown area 3 story buildings. Can 3 stories be done within 30 foot limit? What are advantages in allowing 3 stories within 30 feet? Revenue for city by more businesses coming in. Discuss problem statement what is happening now and what could happen. Cons can be concerns of density and increased parking issues. BD1 is downtown 3rd to 6th, Bell to Maple. 2006 was when the requirement was adopted for 15' height limit for first floor in BD1 zone, effectively eliminating 3 story buildings. Research on other cities: Kirkland has 15', Shoreline has 12', Redmond has no requirement, (See Attachment A) Seattle had done study that recognized 13' was optimum height. Memo should include potential alternatives. 15' foot is from the floor to the bottom of the next floor. Development is hampered by the restrictions to two stories. Example of property at corner of 6th and Main, new owners would like to build a hotel/restaurant but may not be able to make it work with two floors. Property to north of downtown Starbucks is another example of no development because of the restrictions. "Diving retail space" is an example of the problems with first floors below sidewalk. Measurement of building height was explained. What is the opposition to allowing 3 stories? Change to upper height limit will be an obstacle. Post office rebuild is an example of good development at three stories. Density, scale, and height are criteria for design guidelines. Can the EDC make a case for why development in BD1 is good or not? Need to have facts, benefits, and/or negative items to forward to Planning Board (PB) and City Council (CC). Look at what will enhance development in downtown. Consensus is to research issue and put together information and present to group. Vision of Highway 99 – what is example of what Edmonds could be? Greenwood district, Phinney Ridge, Shoreline. Some properties could take

advantage of height averaging and could create 3 story building that works. Post Office development Phase II will be restaurant, small retail space, corner on street will locate Peoples Bank within.

Arts: Stephen and Mary discussed: subgroup waiting on survey and arts impact study. Patrick talked about creative district and he had talked with state art commission director, they are hiring staff person to work on new program. He emphasized Edmonds wants to be involved as early in the process as possible. Will get back to state to determine progress on hiring staff and next steps. Neil asked if there could be resolution come out of the EDC for CC to approve as support of this action. Need some volunteers for conducting surveys at upcoming events.

Civic Facilities: Matt summarized: have not met and will convene before the next EDC meeting. CC passed budget request to finish Veteran's Plaza and in addition to Centennial Plaza, this subgroup envisions existing buildings with those amenities and developing into a cohesive site. Can civic investment be done on Highway 99 corridor. The questions is: Are the current civic buildings the best uses for their location? Would a hotel be a better use? Economic impact of an additional downtown hotel would be good information for this subgroup.

Affordable Housing: Nicole summarized: subgroup discussion on what affordable housing means? Discussion on Darrol's research on incomes, household incomes, median family incomes, number of households and how this research relates to home costs in Edmonds. Inventory is biggest issue rather than median income. Settled on idea of detached auxiliary/accessory dwelling unit (DADU) on property to lay groundwork of expanding regulations regarding DADU. Regulations are prohibitive to allow DADU but allowance could open up options if homeowners are able to develop mother-in-law and/or rentals. Would allow homeowners more flexibility. Research and distribute information to commission. Subsidized housing, greater inventory, rentals, DADU's are possibilities to increase affordable housing. Longer-term issue is state condominium laws. Very discouraging to developers to develop condos. This could be subject for City legislative agenda for 2018, asking state legislative body to take another look at condo law revision. Unfortunately as a result of poor condo construction in 1990's and early 2000's, law was created that held builders accountable for the construction for a # of years. Neil: affordable homeownership options and zero lot line ownership. What is helping income levels of \$35,000 purchase housing in Edmonds how can they afford that on that income?

6. New Business: none

7. Roundtable Discussion (Council, Commissioners, City, Liaisons):. Bob McChesney: Port is busy and doing well, hoping shoreline permit for development of property across from Arnies by beginning of 2018 to mimic Jacobsen Marine for development of marina business. Approaching businesses along South Lake Union that are losing their spaces due to Paul Allen development and encouraging them to move to Port. Requesting from DOT permit to improve property right-of-way at southwest perimeter of Harbor Square. Greg Urban: Car Show was good, stores were open during car show, Chamber sponsoring candidates forum on 10/9, preparing for upcoming events thru remainder of year such as Halloween and Treelighting. Matt: asked if Veteran's Plaza is part of City art collection? It is not part of the Arts Commission collection. Jamie: reminder of OPMA requirements for subgroups to keep it to a group of 4 or less. Patrick: Highway 99 Redevelopment Forum is 9/27 at 1:30 p.m. in Plaza Room.

8. Adjourned at 7:52 p.m.

Next regular meeting: October 18, 2017, 6 PM

Attachment A

Kirkland:

2. The maximum height of structure shall be measured at the midpoint of the frontage of the subject property on the abutting right-of-way, excluding First Avenue South. See KZC [50.62](#) for additional building height provisions.

5. For purposes of measuring building height, if the subject property abuts more than one right-of-way, the applicant may choose which right-of-way shall be used to measure the allowed height of structure (does not apply to Public Access Pier, Boardwalk, or Public Access Facility; Piers, Docks, Boat Lifts and Canopies Serving Detached Dwelling Unit; Piers, Docks, Boat Lifts and Canopies Serving Detached, Attached or Stacked Dwelling Units).

(Very complex building height regulations)

2. Where retail frontage is required along an abutting street and along pedestrian-oriented streets (see Plate [34H](#)), the minimum ground floor story height for retail; restaurant and tavern; entertainment, cultural, and/or recreational facility uses shall be 15 feet; provided, however, that in CBD 1A and CBD 1B, any buildings proposed and built after April 1, 2009, or buildings that existed prior to April 1, 2009, which are 10 feet or more below the permitted maximum height of structure, shall be required to provide a minimum 13-foot ground floor story height.

Shoreline:

c. Minimum space dimension for building interiors that are ground-level and fronting on streets shall be 12-foot height and 20-foot depth and built to commercial building code. These spaces may be used for any permitted land use. This requirement does not apply when developing a residential only building in the MUR-35' and MUR-45' zones;

Redmond: NA

Everett:

c. All ground floors of buildings hereafter constructed shall maintain fifteen-foot floor-to-ceiling heights.

Mill Creek – NA

Lynnwood – NA

Tacoma (Downtown):

(1) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.

Issaquah – NA

Seattle Neighborhood Commercial – 13'; Downtown – 15'

Bellingham – NA

Burien – NA

Federal Way – NA