



## **AGENDA**

### Edmonds Economic Development Commission

Edmonds City Hall  
Brackett Meeting Room, 121 5<sup>th</sup> Ave N  
Wednesday, May 16, 2018  
6 – 8 PM

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

1. Call to Order
  2. Roll Call
  3. Approval of Agenda
  4. Approval of April 18, 2018 Meeting Summary
  5. Audience Comments (3 minutes per person)
  6. Membership & Leadership 2018-19 (20 minutes)
  7. Old Business:  
Subgroup Discussion (50 minutes):
    - Development Feasibility – status of BD1 15’ first-floor height issue
    - Art – Creative District application process.
    - Civic Facilities – update
    - Affordable Housing – update on Task ForcePriorities for 2018 – review past priorities, discuss new ideas for subgroups
  8. New Business (15 minutes)
  9. Roundtable Discussion (Council, Commissioners, City, Liaisons) (15 minutes)
  10. Adjourn
- Next regular meeting: June 20, 2018, 6 PM

**CITY OF EDMONDS**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**April 18, 2018**

**COMMISSIONERS PRESENT**

Jamie Reece, Chair  
Kimberly Koenig  
Scott Merrick  
Matthew Waldron (arrived at 6:07 p.m.)  
Aseem Prakash  
Nicole Hughes  
Michael Schindler (left at 7:41 p.m.)  
Neil Tibbott, Councilmember, ex officio  
Phil Lovell, Planning Board, ex officio  
Greg Urban, Edmonds Chamber, ex officio

Bruce Faires, Port Commissioner, ex-officio

**COMMISSIONERS ABSENT**

Darrol Haug (excused)

**STAFF PRESENT:**

Patrick Doherty, Econ. Dev & Comm. Serv. Dir.  
Cindi Cruz, Program Coordinator  
Carolyn Douglas, Public Communications

1. **Economic Development Commission meeting called to order by Jamie at 6:01 p.m.**
2. **Roll call and excuse absences.** Darrol is excused for vacation. Patrick explained the absence policy. Can call in by phone up to twice a year and participate fully in the meeting. Two new commissioners were introduced and rest of commissioners introduced themselves. Scott Merrick and Kimberly Koenig are new commissioners appointed respectively by Councilmembers Kristiana Johnson and Mike Nelson.
3. **Approval of Agenda:** Patrick added the viewing of Port video as 6.5 on agenda. Approved as amended.
4. **Approval of 03/21/18 EDC Minutes: Nicole moved to approve minutes, Scott seconded; motion passed.**
5. **Audience Comments:** Scott Marshall, resident of Edmonds is interested in learning about Economic Development. Carolyn Douglas introduced herself as the City's Public Information and Communications Officer.
6. **Membership & Leadership 2018-19** – Jamie stated there was one open seat which should be appointed at next Council meeting. This item is postponed till May but all Commissioners are asked to think about being chair and vice-chair and submit their name to Jamie if interested in these officer positions.
- 6.5 Viewed Port video that was produced in conjunction with Port of Edmonds and City of Edmonds to promote whale watching and tourism in Edmonds. Funded in part by a grant from Port of Seattle. This will be shown in the Denver area to promote tourism to Seattle and subsequently Edmonds. Very difficult to track how many visitors something like this will attract. Questionnaire to tourists or some way to measure responses to video is desirable. Will be distributed on Facebook. Will ask Puget Sound Express (PSE) to capture zip codes of ticket buyers. Port of Edmonds tenants were featured in video. Incentives to frequent downtown businesses with coordination between PSE and downtown businesses. Restaurant menu book has been successful. Brittany Williams at Port will be working with Chamber, City, etc. How to measure impacts on businesses is a question. Tourism from City. A suggestion made to form a subgroup of the EDC for tourism to interface with Port/City. +

7. **Old Business:**

**Subgroup Discussion (50 minutes):**

**Development Feasibility – status of BD1 15’ first-floor height issue:** went to Historic Preservation Commission (HPC) last Thursday. Concerns at HPC about changing the character of downtown and could be mitigated to maintain the sense of character in BD1 zoning. Will be back to Council as soon as HPC minutes are completed, approximately the second week of May. Then Council will decide to study or not and to forward to the Development Services Department and Planning Board (PB). Could be up to a year before code could be changed as a result. Question was asked if BID have position on memo and they have not reviewed. Does not increase height but would allow 3 stories in the BD1 zone. There are concerns about replacing 1 & 2 story buildings with 3 story buildings even though they would be the same height. Matt asked about modeling using any existing buildings to provide examples of feasibility. If this proposal goes forward this could be studied by modeling the changes. The Commission would be involved along with PB, ADB and Council. Relationships to Growth Management Act? Westgate development satisfies GMA requirements for jobs+housing in Edmonds at this time and any development on Hwy 99 will continue to do so. Downtown involves a vision and what is the most attractive option to maintain the characteristic of Edmonds. Neil encouraged Commissioners to keep in contact with the Councilmembers who appointed them regarding this proposal. Planning Manager has suggested that development code has many contradictory sections that may create barriers to development. Would the EDC want to take this on as a project for a sub-group to identify barriers to development? A suggestion was made to utilize college students to assist. Aseem will work with Patrick. Reconvene sub-group.

**Art** – Nothing to report at this time.

**Civic Facilities – finalize memo and approve forwarding to Council** – Aseem updated new Commissioners regarding the proposal. Encouraged an open mind regarding the potential movement of the facilities to Hwy 99 or another location out of the Bowl. This would open up opportunities for these buildings in the downtown area to a more economic viable development. Redevelopment of civic facilities could be a catalyst to spur on redevelopment of Hwy 99. Change terminology from City Hall to city facilities and add Court within the PD. Study to evaluate city hall, police building, and other facilities. Buildings need to be identified clearly so there are no misunderstandings about what buildings/facilities are being considered. Spell out the items in the discussion items of what is being discussed. A feasibility study could be recommended. **Mike moved, Matt seconded for movement to CC amended to add Public Safety Complex and for more defined locations. Motion passed and Kimberly abstained.**

**Affordable Housing – update on Task Force:** Jamie updated on affordable housing and relation to economic development for new members. Meeting on 4/12 update: draft was presented and open house is preliminarily scheduled in May. No real surprises. Create more affordable housing. Draft will be revised and presented at Open House there will be one more meeting with Task Force and final draft will be released.

**Priorities for 2018** – review past priorities, discuss new ideas for subgroups: Move this to May meeting and make it a priority for discussion. Continuing education and could bring in other entities for educational purposes. Add tourism as a sub-group. Get back to sub-group work rather than doing this work at the commission meeting level. Concerns were expressed about work being done on Dayton from 3rd to 9<sup>th</sup>. Get feedback from businesses on Main St regarding what was learned during the 5<sup>th</sup> – 6<sup>th</sup> Ave project. What are the things going forward to brand Edmonds. Kimberly will share info from business owner branding

project. Parking and Hwy 99 sub-groups are on hiatus at this time. Nicole discussed industry recruitment, entertainment opportunities to recruit businesses for family interests. Jamie will send out list of new sub-group topics.

8. **New Business:** See above.
9. **Roundtable Discussion (Council, Commissioners, City, Liaisons):** Phil – stated urban forest management plan was discussed at PB, plan is available online, focus on pages 58-79 listing three major objectives and strategies. Next open house will be on 4/19, 6-7:30 in Brackett Room. Bruce – discussed Port retreat that was held recently business development was discussed, environmental issues, financial forecast. Greg – Decant Edmonds event on May 20, there will be substantial changes to the Taste. Neil – has met with potential business owner. Matt welcomed new members. Kimberly –Edmonds Downtown Alliance annual meeting is 4/25 at ECA lobby.
10. **Adjourn at 8:10**

Next regular meeting: May 16, 2018, 6 PM