



## **AGENDA**

### Edmonds Economic Development Commission

Edmonds City Hall  
Brackett Meeting Room, 121 5<sup>th</sup> Ave N  
Wednesday, August 16, 2017  
6 – 8 PM

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

1. Call to Order
  2. Approval of Agenda
  3. Approval of July 19, 2017 Meeting Summary due to lack of quorum at June 21 meeting
  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: September 20, 2017, 6 PM

**CITY OF EDMONDS**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**July 19, 2017**

**COMMISSIONERS PRESENT**

Darrol Haug  
Mary Monroe, Vice-Chair  
Stephen Clifton  
Nicole Hughes  
George Bennett  
Jamie Reece, Chair  
Matthew Waldron  
Aseem Prakash  
Greg Urban, Edmonds Chamber, ex officio  
Bruce Faires, Port Commissioner, ex-officio

**COMMISSIONERS ABSENT**

Michael Schindler  
Nathan Monroe, Planning Board, ex officio  
Neil Tibbott, Councilmember, ex officio

**GUESTS:**

Dave Teitzel, Councilmember

**STAFF PRESENT:**

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

1. **Economic Development Commission meeting called to order by Chair Jamie Reece at 6:02 p.m.**
2. **Approval of Agenda:** Approved as submitted.
3. **Approval of 05/17/17 EDC Minutes: Mary moved to approve minutes as written, George seconded; motion passed.**
4. **Audience Comments** No comments.
5. **Old Business:**

Darrol discussed inviting Doug Spee to give an update at a future meeting – Patrick has heard from him as of this week and Mr. Spee is not available. He could be available to meet with development feasibility sub-group. Darrol asked that we reach out and invite him to the sub-group meeting. Patrick had invited Bartell’s representative also to development feasibility sub-group.

**Subgroup Discussion (60 minutes)**

- **Development Feasibility:** George summarized discussion which included hurdles to development in Edmonds for experienced developers at different areas in Edmond, Five-Corners economic feasibility study which is in budget, ceiling heights in downtown district and height measurement techniques. Group needs to identify what initial goals are. What enables different projects to “pencil out” in terms of profitability. Identify benefits to community regarding different projects. Engage Port in strategies of development etc. Bruce suggested that asking Bob McChesney to attend meetings and participate in partnership discussions. Key to solving such problems as parking, private/public development partnerships, etc. Could take a lot of brainstorming and then go to Port and ask what is permissible, then prioritize. Start with informal subgroup discussion with Port director. Determine issues on how to go forward with partnership bring to Port Commission and City Council. Summarize: Invite Doug Spee and Bartells representative to subgroup meeting, invite Bob McChesney to discuss partnership with Port. Other issues/projects to consider: Dayton Plaza parking, 5<sup>th</sup> & Main parking, Bank of America parking, Columbia bank in Westgate, Bar DoJo shopping area parking lot. Development Services will be working with consultant on parking feasibility.

- **Art:** Stephen summarized meeting with Frances Chapin regarding Economic Impacts study – survey on line encourages all EDC to take. Provided a summary of survey. Mary and Patrick described survey to take and story teller section on Arts & Culture page of website. Will provide links to EDC group. Art school creators attended CAM board meeting to discuss project at old Marvel Marble location which is an exciting project and great addition to city. Could have developers/owner present to EDC about project. Patrick discussed creative districts project that was established by the state legislature. Would like to establish one in Edmonds. Advisory group at state level could have EDC commissioner on group. Music in Edmonds licensing as a city-wide venue for music presentations and subgroup will look into possibilities for that.
  - **Civic Facilities:** Matt summarized activities. George working on pros and cons for downtown area, Matt working on pros and cons for other areas, and working independently at this time. Met with Adrienne regarding Hwy 99, Ballinger area, idea would help Hwy 99 if Police Department were nearer to Hwy 99 maybe development would be more enticing if there was a law enforcement presence. Met with Chief Compaan to get perspectives from city point of view if PD were not in bowl but in between Hwy 99 and downtown. Be a reduction in lost time because of the amount of travel to the Hwy 99 area anyway. Hwy 99 is where most of their work is. Very supportive of PD not in bowl. Five-Corners area was location desirable to PD. City Hall building is very valuable facility to have underutilized as a government building. Hwy 99 subarea plan is going to Council in August so it is a timely to present City building possibilities. Patrick to send City property map to sub-group. Will convene subgroup meeting.
  - **Affordable Housing:** Nicole summarized objectives, positioning and focus of work on affordable housing as it pertains to Edmonds. Subsidies and variety of price points and accessibility are key issues to providing affordable housing. Positioning around Planning division work and potentially bring forth ideas in advance of Planning deadlines. A lot of work to do with allowing accessory dwelling units (ADUs) and secondary dwellings and regulations and codes to allow renting of these developments. Brainstorming session will be next. Providing more housing for people that work in Edmonds would be desirable. Work here, live here, and spend money in Edmonds is the goal. Economics of affordable housing is to change ways to provide buildings either by building them or providing alternative modular housing. Requires code changes and tradeoffs. Create a community more attractive to employers. Affordable housing vs low-income housing are two different things. Based on median income and spending no more than 30% of gross income on housing and basic utilities. There are many different programs that consider varying factors of what is affordable, etc. Dave Teitzel mentioned speaker on affordable housing coming to Edmonds Daybreakers Rotary club next Tuesday. Westgate Bartels will be test case with mixed-use development. Reduction of speed limits in intersection of 9<sup>th</sup> & SR 104 could allow a safer environment for walkers in the Westgate area.
6. **New Business:** Request of Patrick to provide more information regarding clarification on attendance rules. Refer to Section ??? .
7. **Roundtable Discussion (Council, Commissioners, City, Liaisons):** Bruce: Port is looking at future projects for promotion of economic vitality. The Port would not be interested in competition with private sector for riskier projects, but possibilities could be: parking structure, pier expansion for commercial dock north of fishing pier, potential development of lower yard of Chevron/Unocal property. Darrol: City Council moved to create energy self-sufficiency examples of concepts, selling solar roof space, wind power, Port could be partner in developing power grid. Dave: Boys and Girls Club building might not be viable to bring up to code and/or continue at

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that site. Greg: Chamber is gearing up for Taste not having too much luck getting local Edmonds restaurants to have food booth at Taste. This is the biggest fundraiser for the Chamber. Chamber is working on creating a merchant group for Westgate businesses similar to DEMA. Aseem: pedestrian/emergency overpass at waterfront and concerns of impacts on dive park and beach. Thinks this group should have discussion on the impacts on waterfront. Patrick: stated there was a large amount of information that went out but not a lot of feedback from the public on concerns and impacts. Potential impact on aesthetics, but no impacts on dive park. Small business development center will be hiring new director. Rely on contributory funding by jurisdictions to match their funding - \$2000 - \$5,000 maximum by the jurisdictions. Jamie, Mary, and Aseem will not be at next meeting.

**8. Adjourned at 8:06 p.m.**

Next regular meeting: August 16, 2017, 6 PM