

**CITY OF EDMONDS**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**August 15, 2012**

The Citizens Economic Development Committee meeting was called to order at 6:02 p.m. by Community Services/Economic Development Director Stephen Clifton in the Brackett Room, 121 5th Avenue North, Edmonds.

**COMMISSIONERS PRESENT**

John Dewhirst  
John Eckert  
Kevin Garrett  
Don Hall  
Darrol Haug  
Evan Pierce  
Nathan Proudfoot  
Doug Purcell  
John Rubenkonig  
Rich Senderoff  
Karen Shiveley  
Darlene Stern  
Evelyn Wellington  
Bruce Witenberg

**COMMISSIONERS ABSENT**

Stacy Gardea  
Marc Knauss  
Gail Sarvis

**PLANNING BOARD LIAISON**

Kevin Clarke

**ELECTED OFFICIALS PRESENT**

Councilmember Joan Bloom

**STAFF PRESENT**

Stephen Clifton, Community Services/Economic Development Director  
Cindi Cruz, Executive Assistant  
Phil Williams, Public Works Director  
Kernen Lien, Planner  
Carl Nelson, CIO  
Frances Chapin, Cultural Services Manager  
Jeannie Dines, Recorder

**PUBLIC PRESENT**

Bob McChesney, Port of Edmonds

**1. OPENING REMARKS – None**

**2. AMENDMENTS TO AGENDA**

Commissioner Senderoff suggested adding a discussion about adding members to subcommittees and/or creating new subcommittees.

**3. APPROVAL OF ECONOMIC DEVELOPMENT COMMISSION MINUTES OF JULY 18, 2012**

**COMMISSIONER DEWHIRST MOVED TO APPROVE THE ECONOMIC DEVELOPMENT COMMISSION MINUTES OF JULY 18, 2012. COMMISSIONER SENDEROFF SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.**

**4. STATUS UPDATES**

**a. Harbor Square Redevelopment Process (Kernen Lien)**

Mr. Clifton explained the intent of this item is to describe the City's process, not to discuss the merits of the proposal. Port Executive Director Bob McChesney is also here to answer questions.

Planner Kernen Lien explained the Port submitted a request to the City to incorporate the Port's Harbor Square Master Plan into the City's Comprehensive Plan. The Harbor Square Master Plan contains some language regarding types of uses to be allowed and building heights; the request is not for a contract rezone or development agreement. Incorporating the Harbor Square Master Plan would lay the foundation for a future rezone and/or development agreement. He displayed and reviewed a process timeline, explaining the City's review of the request to incorporate the Master Plan in the Comprehensive Plan is early in the process.

Mr. Lien outlined the process for a Comprehensive Plan amendment:

- Type V legislative action
- Planning Board holds public hearing and makes recommendation to City Council
- Planning Board has held workshop and is holding more
- City Council may consider Planning Board's recommendation in a public hearing
- Amendment to Comprehensive Plan requires public notice
- Council action by ordinance

He reviewed required findings for a Comprehensive Plan amendment:

- Consistent with Comprehensive Plan and is in the public interest; and
- Not detrimental to the public interest, health, safety or welfare of City; and
- Maintain the appropriate balance of land uses within the City

Mr. Lien explained the Port of Edmonds Master Plan and Strategic Plan is contained in the City's Comprehensive Plan. If approved by the City Council, the Harbor Square Master Plan would be included in City's Comprehensive Plan.

The Port, acting as lead agency for the Port Commission's adoption of the Master Plan, issued a SEPA Mitigated Determination of Nonsignificance (MDNS) for the Master Plan. The City will also conduct a SEPA review of the proposal. A more detailed environmental analysis will be done at time of rezone or development agreement. Under the current Shoreline Master Program (SMP), the Edmonds Marsh was considered an associated wetland. During the recent update of the SMP, the Edmonds Marsh was determined to be a shoreline which means shoreline jurisdiction extends 200 feet beyond the march and into Harbor Square. Knowing the Port was developing a Harbor Square Master Plan Master Plan, staff slowed the SMP update to allow the Port to submit the Harbor Square Master Plan and allow the Planning Commission to consider the Harbor Square Master Plan and the SMP simultaneously. Further information is available on the City's website via a link from the Planning Division page.

Mr. Lien and Mr. McChesney responded to Commissioners' questions regarding public comment on the proposed Harbor Square Master Plan, the Comprehensive Plan amendments process, concepts under consideration for Harbor Square, Harbor Square Athletic Club, Comprehensive Plan/development review process, potential for a conceptual development agreement between the Port and the City, finding a balance between certainty and flexibility, the Port of Edmonds as a public agency, the Port's boundaries, Port governance, relationship between the Port and City, requirement for the Master Plan to be consistent with the City's Comprehensive Plan, existing Harbor Square contract rezone that does not permit residential uses, development agreement versus a contract rezone, plans for the City Attorney to provide a report to the Council regarding development agreements, and the Harbor Square redevelopment analysis.

**b. Main Street Project (Phil Williams)**

Public Works Director Phil Williams explained it has taken approximately three years to get to this point. Staff worked with the property owners and tenants to determine a construction window of September 10

through November 16. It was the property owners and tenants' preference to compress the project between the end of the summer festivals and the beginning of the holiday shopping season. The only way to accomplish that is to close the street and give the contractor access to the entire property except for pedestrian access which will be maintained to all businesses on Main Street between 5<sup>th</sup> and 6<sup>th</sup>.

Mr. Williams reviewed elements of the project:

- Sidewalks (12 feet wide)
- Approximately two parking spaces will be lost due to the addition of a mid-block crossing
- Raised crossing and narrowed lanes provide traffic calming
- Parking will be reduced from 8 feet to 7 feet wide
- Bulb-outs for corner parks at four corners 6<sup>th</sup> and Main
- Curbs, gutter sidewalks, ADA ramps
- Utilities moved to alley
- Street trees (18)
- Existing European Hornbeam trees will be removed and replaced with a more street friendly species

He explained the project was rebid because previous bids were rejected due to their not meeting MBE/WBE requirements. The intent is to open bids on August 27 and award the contract on August 28. The proposed schedule will be met absent extraordinarily bad weather or unforeseen underground conditions.

Mr. Williams responded to Commissioners' questions regarding the approved street tree list, upcoming Streetscape Plan update, process if the bids are above the estimated project cost, project funding provided by the water and stormwater utilities, informing drivers how to navigate downtown during project, traffic plan, closure of storefronts during concrete pour, fall advertisements promoting downtown, selection of the construction window, street lighting and street signs, bulb-outs at mid-block crosswalk, cost to underground wires versus moving them to alley, and avoiding deficient bids.

**c. Five Corners and Westgate Special District Studies (Stephen Clifton)**

Mr. Clifton referred to an email from Rob Chave regarding the June 27 form based code presentation. The City is conducting a traffic study in Westgate to ensure the street configures in the Westgate form-based code document are workable; that evaluation will be reported to Planning Board within the next month. The UW team made a presentation to the Planning Commission regarding the Westgate form-based code last week. Their presentation included information regarding other communities with mixed use developments such as Redmond and Mercer Island.

Mr. Clifton explained EDC members can speak as individuals to the Planning Board and/or City Council regarding the Westgate or Five Corners form-based code, but need to state they do not represent the EDC.

Commissioner Senderoff asked whether the traffic study addresses the parking arrangement in the plan. Mr. Clifton offered to research that and email Commissioners.

**d. Strategic Planning Process (Stephen Clifton)**

Mr. Clifton reported Retreat #6 was held July 31. Frances Chapin, Shawn Hunstock, Rob Chave, Cindi Cruz and he met with the consultant, Tom Beckwith, last week to discuss next steps. Mr. Beckwith is now categorizing the 72 preliminary plan actions under several overall strategic plan objectives and determining which actions could be done in a short period of time and which ones would take longer. The City of Shoreline's plan is a good example of a plan with strategic objectives. A committee comprised of

representatives from the Planning Board, EDC and City Council is being formed to refine the information presented to date and develop a draft report. The draft report will be presented to the Planning Board and EDC at a joint meeting before it is presented to the City Council for public hearings. Commissioners Haug, Wellington and Rubenkönig; Planning Board Member Clarke, and Councilmember Bloom offered to participate on the committee.

Discussion followed regarding prioritization of strategic directions, identifying connections between strategies, issues that will be referred to the EDC, and potential for the EDC to oversee implementation of initiatives.

**e. Highway 99 Task Force – Highway 99 Enhancement Project**

Cultural Services Manager Frances Chapin reported on the International District Enhancement Project on Highway 99. The goal of the project is to create a visual gateway for the International District. She displayed a drawing of Highway 99 between 220<sup>th</sup> and 238<sup>th</sup> where there are a significant number of international businesses. This project focuses on the area between 224<sup>th</sup> and 230<sup>th</sup>. The project includes replacing 14 cobra head street lights on the east side. The central seven lights will have artist-made pedestrian light elements and banners identifying the Edmonds International District. The project also includes resurfacing the island at 76<sup>th</sup>, ADA elements at the intersection, a decorative concrete surface, a decorative solar lighted piece, and eight 16-foot pedestrian lights to the south. The project will significantly improve pedestrian illumination in the area as well as provide a visual identity to the district. The City received three Federal Highway Enhancement grants totaling \$662,000. The project was put out to bid, and Council approved the contract on July 17. Construction will begin the first week of September and is expected to be complete by the end of November.

Ms. Chapin responded to Commissioners' questions regarding the light poles with pedestrian lights, design of the artist-made lights, outreach to businesses in the area, involving the Korean community in the project dedication, grants received for intersection improvements on Highway 99, potential gateway project, landscaping in Shoreline's portion of Highway 99, area of Highway 99 that is outside the city limits (Esperance), and the pedestrian crossing provided as part of the 228<sup>th</sup> improvements. Commissioners commended staff on obtaining three grants for this project.

**f. Community Technology Advisory Committee (CTAC)**

Commissioner Haug (CTAC Member) referred to information he provided regarding the City's Fiber Optic Broadband Initiative. He explained in 2005 Washington State Department of Transportation (WSDOT) offered Edmonds access to a fiber optic backbone network. As a result, the City has 24 strands of cable from Highway 99 to the ferry dock. He described the capacity of the fiber, explaining the capacity of the City's fiber is four times greater than Frontiers'.

The CTAC was formed to explore a range of options and develop a plan to optimize savings and revenue from the network. Excess capacity exists and CTAC members have been working on ways to use the capacity for internal savings as well as position the City to sell excess capacity to generate revenue in excess of costs. Edmonds is currently using the fiber network for its internal use as well as has commercial customers.

CIO Carl Nelson reviewed the current financials, explaining the fiber project is expected to break even in 2014. The City has two commercial customers, the 110 James Building and Rick Steves, as well as provides service to SnoCom, Edmonds Center for the Arts and Wade James Theater. Conversations are underway with SnoPac and the Port of Edmonds. Mr. Haug summarized the City has the capability to

price its services to compete fairly in the marketplace. One of the challenges is extending the network to locations that are not in close proximity to the backbone due to the expense.

Mr. Clifton reported on the court case that granted Edmonds and all Washington cities the ability to sell their excess fiber capacity to the private sector. Mr. Nelson explained when the project began, Frontier did not exist as an internet provider in City. After learning of Edmonds' efforts, Frontier advanced their schedule. He pointed out customers utilizing the City's fiber must be able to provide their own IT support.

Mr. Nelson, Mr. Clifton and Commissioner Haug responded to Commissioners' questions regarding the fiber route, how the City administers the fiber, and research being done regarding Wi-Fi downtown.

**g. Sports Tourism (Stephen Clifton)**

Mr. Clifton reported the first annual half marathon will occur in September. A semi-pro soccer team, the Sea Wolves, is interested in making Edmonds-Woodway High School their home field. The team averages attendance of 400-500 per game. He explained the EDC's tourism subcommittee was very interested in sports tourism. A brief discussion followed regarding discussions with the Edmonds School District about the Civic Fields.

Mr. Clifton identified the four EDC committees: 1) land use, 2) strategic planning, 3) technology, and 4) tourism. Commissioners' requested information regarding the tourism committee's past work, a list of committees and who is still on the committees. Commissioner Senderoff suggested a new committee: identifying potential economic incentives

**5. FUTURE GOALS**

This item was postponed to the next meeting.

**6. POSSIBLE ELECTION OF CHAIR AND VICE CHAIR**

**COMMISSIONER HALL NOMINATED EVAN PIERCE AS CHAIR AND BRUCE WITENBERG AS VICE-CHAIR. COMMISSIONER DEWHIRST SECONDED THE NOMINATION.**

There were no other nominations. A brief discussion followed.

**NOMINATION CARRIED UNANIMOUSLY.**

**COMMISSIONER HAUG MOVED TO FOLLOW THE PROCESS APPROVED BY THE CITY COUNCIL AND SEEK OUT STUDENT INVOLVEMENT ON THE EDC AT THE EARLIER POSSIBLE OPPORTUNITY. COMMISSIONER HALL SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.**

**7. SET AGENDA FOR NEXT MEETING**

**8. MISCELLANEOUS**

Commissioner Clarke recalled the Senior Center came up during the Strategic Plan discussions and he suggested the EDC pursue that issue. Mr. Clifton suggested Senior Center Executive Director Farrell Fleming speak to the EDC.

**9. AUDIENCE COMMENTS – None**

**10. ADJOURN**

With no further business, the meeting was adjourned at 8:11 p.m.