



Economic & Community Development Committee Agenda

Councilmembers: Satwinder Kaur, Tina Budell, Bill Boyce, Chair

**January 8, 2018
5:00 p.m.**

<u>Item</u>	<u>Description</u>	<u>Action</u>	<u>Speaker(s)</u>	<u>Time</u>	<u>Page</u>
1.	Call to Order		Bill Boyce	1 min.	
2.	Roll Call		Bill Boyce	1 min.	
3.	Changes to the Agenda		Bill Boyce	1 min.	
4.	Approval of December 11, 2017 Minutes	YES	Bill Boyce	1 min.	1
5.	Sound Transit Update	NO	Charlene Anderson Ben Wolters	15 min.	
6.	Permitting Workload Update – Next Steps	NO	Ben Wolters Kimberlee McArthur Matt Gilbert Brennan Taylor	15 min.	
7.	ShoWare Update	NO	Tim Higgins	10 min.	
8.	Directors Report	NO	Ben Wolters	10 min.	

Unless otherwise noted, the Economic & Community Development Committee meets at 5 p.m. on the second Monday of each month in Kent City Hall, Council Chambers East, 220 4th Ave S, Kent, 98032.

For additional information please contact Julie Pulliam at 253-856-5702.

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Date: December 11, 2017
Time: 5:03 p.m.
Place: Council Chambers
Attending: Jim Berrios, Tina Budell, Charlene Anderson, Toni Azzola, Michelle Wilmot, Hayley Bonsteel, Dan Abernathy, Yuki Seda-Kane, Ben Wolters, Julie Pulliam

Agenda:

1. **Call to Order** 5:03 p.m.
2. **Roll Call** Bill Boyce absent
3. **Changes to the Agenda** Correct date on the minutes to November 13, 2017

4. **Approval of Minutes**

Committee Member Budell MOVED and Committee Member Berrios SECONDED a Motion to Approve the Minutes of December 11, 2017. Motion PASSED 2-0.

1. Shadowbrook Ridge Neighborhood

Toni Azzola Neighborhood Coordinator presented the resolution to recognize the Shadowbrook Ridge Neighborhood as one of the many Kent Neighborhoods. On November 17, 2017 the Shadowbrook Ridge neighborhood submitted its official registration. This neighborhood consists of 129 households and is part Kent East Hill.

Committee Member Budell MOVED and Committee Member Berrios SECONDED a Motion to recommend the Council adopt a resolution that recognizes the Shadowbrook Ridge Neighborhood Council, supports its community building efforts, and confers all opportunities offered by the City's Neighborhood Program. Motion Passed 2-0.

Kent Downtown Partnership Neighborhood

Toni Azzola Neighborhood Coordinator presented the resolution to recognize the Kent Downtown Partnership Neighborhood as one of the many City's Neighborhoods. On November 15, 2017 the Kent Downtown Partnership submitted its official registration. This neighborhood consists of approximately 2,400 households, 1,200 commercial businesses and 3 churches all located in downtown Kent.

Committee Member Berrios MOVED and Committee Member Budell SECONDED a Motion to recommend the Council adopt a resolution that recognizes the Kent Downtown Partnership Neighborhood Council, supports its community building efforts, and confers all opportunities offered by the City's Neighborhood Program. Motion Passed 2-0.

6. Retail Trends – Information Only

Michelle Wilmot Economic Development Project Manager presented Retail Trends to the Committee. With the Desire for up-to-date mixed-use regulations comes the need for a better understanding of commercial trends. The internet era has greatly

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impacted how prospective tenants and developers think about commercial space, and the need for customer density within a small area. Placemaking and making investments in placemaking can help shape the future face of retail.

7. Meet Me on Meeker Design & Construction Standards - Information Only

Hayley Bonstell Senior Long-Range Planner spoke on the Meeker draft design and construction standards going through extensive revision since the first draft was presented. Staff has addressed both internal and external stakeholder needs.

The standards now show a cross section that generally represents the full build goal for Meeker, so that any major redevelopment will contribute fully to the Meet Me on Meeker vision.

Prioritization has been developed to help guide case-by-case decision on how to implement the cross section while preserving the essence of the project.

The standards show enhanced streetscape elements that may result in increased maintenance costs, compared to other city streets. Both privately maintained frontage and publicly maintained frontage will benefit from cost-saving measures that have now been identified and included in the standards.

A public hearing was held on November 27, 2017 at the Land Use & Planning Board meeting. The LUPB voted unanimously to recommend approved of the ordinance and the Meeker Street Streetscape Design and Construction Standards. Next the Public Works Committee, at its December 4th meeting, voted unanimously to recommend approval as well.

8. Sound Transit Update – Information Only

Kent's High Capacity Transit Code: What Makes Sense for Light Rail Now
Consider Deviations for the Federal Way Link Extension Project

1. What Makes Sense?

- HCT code written in May 2015
- Since then, what's happened?
 - ✓ Alignment selected
 - ✓ Station location selected
 - ✓ Angle Lake station opened; lessons learned
 - ✓ Conceptual site plans of stations
 - ✓ Extensive stakeholder engagement (WSDOT, Des Moines, Highline College, greater public)
 - ✓ Preliminary design work by ST and Kent Staff

ST generally conforms to the code, but some deviations may make sense

2. Station Design

- HCT requires Design Theme broadly
- ST proposes to meet through art/architecture

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3. Weather Protection
 - HCT requires wind/rain protection for all passenger platforms areas
 - HCT requires garages have pedestrian canopies
 - ST proposes to meet/ discussions continue details
4. Roofline Variation
 - HCT requires architectural focal point on platform canopy
 - ✓ ST prefers consistent canopy profile along entire corridor
5. Station and Platform Seating
6. Open Space Seating Areas
 - HCT requires 1:50 or 1/40
 - ✓ ST proposing 1:1:50 AT KDM Station
 - ✓ ST proposing 1:250 at S. 272nd Station
7. Landscaping and Open Space at Station Entries
 - HCT requires 200 sf; ST conforms
8. Landscaping Buffer of At-Grad Track
9. Landscaping Under Guideway: Restricted
 - No planning – Elevation under s20 feet
 - Shrubs/groundcover – Elevation 20-30 feet
 - Short-stature trees – Elevation 30 feet +
10. Other Landscaping – 10% Site Area
11. Focal Points for Plazas
 - Art installations
12. Relation to Adjacent Development
 - Future ST-controlled surplus properties
13. Screened Trash Containers
 - Wall finishes, not landscaping
14. Station Structure and Sit Furnishings
 - HCT requires consistency with design theme
 - Durable materials
14. Design in Support Columns: HCT requires
 - ST proposes Tulip (or comparable) design
15. Restrooms: HCT requires
16. Garbage Receptacles: HCT requires
17. Bicycle Parking Areas
 - HCT requires maximum 50 feet from entrance
 - ST proposes 100 feet
18. Lighting
 - HCT requires minimal impacts off-site
 - HCT requires posts at maximum 25-feet
 - ✓ Meeker Standards at KDM: 30 feet
 - HCT requires lighting per design theme
 - ✓ ST proposes using ST manual, not design theme
19. Meeker Street / Lighting
 - Noise Barriers
 - ✓ HCT requires textured wall
 - ✓ HCT requires vehicle noise suppression

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- Fencing
 - ✓ HCT requires consistency with Station Design Theme
 - ✓ HCT requires certain material choices
- Parking Study: Complete
 - ✓ HCT requires parking structure
 - ✓ Look for ways to add parking
- Landscape Screening of Surface Parking
 - ✓ HCT requires trees, shrubs, and groundcover
 - ✓ ST doesn't allow trees under guideway
- Parking Structure Design
- HCT requires:
 - ✓ Flat parking decks
 - ✓ View of elevator towers and stairs
 - ✓ Minimize excessive lighting
 - ✓ Architectural interest
- Parking Structure Character and Massing
 - ✓ HCT requires vertical and horizontal variation
- Ground Floor Uses in Parking Structure: HCT requires
 - ✓ KDM: convertible to retail, possible food trucks in front
 - ✓ S. 272nd Street: ST proposal not convertible to retail
- PEDESTRIAN Crossing over SR99
 - ✓ HCT requires a pedestrian bridge
 - ✓ Not feasible
 - ✓ Cost prohibitive
 - ✓ ST Proposes at-grade crossing
 - Comfort
 - Safety
- Directional and Informational Signage
 - ✓ HCT requires designed to theme
 - ✓ ST has standardization, cannot customize
- Local Information Signage in Stations
 - ✓ ST Restrictions and Limitations
- Station-related advertising signs
 - ✓ Commercial advertising signs – HCT requires no visibility outside station
- Assess Access Improvements
 - ✓ HCT requires assessment: 1500 ft. (pedestrian), 6000 ft. (bicycle)
 - ✓ ST proposes station area street improvements, sidewalk and bike connections for construction
- Fire safety standards
 - ✓ Using required code
- Development plan filing requirements
 - ✓ ST and City working to develop permit process and submittal requirements

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10. Economic Development Update – Information Only

Ben Wolters, Economic & Community Development Director spoke about the all-day Sound Transit meeting he attended on Valley Engineering process and schedule for the project and the selection of the contractors and designers that will build this project. This is going to be the largest design build contract for Sound Transit in this region. This did highlight the incredible amount of work it will be to see this project complete. A short delay could cost \$2-\$300,000 to the project. If we can organize and develop a permitting process the contract can commit to and the City can produce that will reduce the risk related to those types of delays.

ECD is closing busiest year ever at the City of Kent. We are \$2.2 million in additional revenue above the budget. On track to issue over 260 Single Family Home permits, the most in 17 years, with a large amount of homes in the pipeline. There are several multifamily projects being proposed, Marquee on Meeker, 64th and Meeker, and others. We are working with 2 hotels that are in the permitting process, plus a 3rd at a much higher level of service at the Naden site. Wolters intestates the development that we have seen the past year will continue into 2018. In the coming year you will see from me proposals for additional staff to meet the demand. The flip side is we are currently 60 past due on permitting. Time is money and we have approximately \$2.4 million dollars in unrealized permit revenue we cannot get to the work to get them out any faster. If we would have the staff to push these through we could have been \$4.6 million over.

11. Adjournment of the meeting 6:54 p.m.

Submitted Julie Pulliam