

**CITY OF EDMONDS  
ECONOMIC DEVELOPMENT COMMISSION  
October 15, 2014**

The Citizens Economic Development Committee meeting was called to order at 6:06 p.m. by Chair Witenberg in the Brackett Room, 121 5th Avenue North, Edmonds without a quorum.

**COMMISSIONERS PRESENT**

Bruce Witenberg, Chair  
Kevin Garrett, Vice Chair  
Roger Hertrich (arrived 6:09 p.m.)  
Debbie Matteson  
John Rubenkönig (arrived 6:47 p.m.)  
Michael Schindler  
Douglas Swartz  
Teresa Wippel

**COMMISSIONERS ABSENT**

John Dewhirst  
Darrol Haug  
Nicole Hughes  
Doug Purcell  
Rich Senderoff  
Darlene Stern  
Finis Tupper

**PLANNING BOARD LIAISON**

Phil Lovell

**ELECTED OFFICIALS PRESENT**

Councilmember Kristiana Johnson

**STAFF PRESENT**

Patrick Doherty, Econ. Dev & Comm. Serv. Dir.  
Shane Hope, Development Services Director  
Rob Chave, Planning Manager  
Frances Chapin, Arts & Culture Program Mgr.  
Jeannie Dines, Recorder

**PUBLIC PRESENT**

Victor Eskenazi

1. **OPENING REMARKS** – NONE
2. **AMENDMENTS TO AGENDA**

Vice Chair Garrett relayed as there is not a quorum, the Commission cannot take any action. At least one more Commissioner is expected. Items may be deleted from the agenda if a quorum is not established.

4. **PRESENTATION BY DR. DAVID JAFFE, CHIEF EXECUTIVE, SWEDISH-EDMONDS – “SWEDISH/EDMONDS HOSPITAL: RECENT DEVELOPMENT PROJECTS AND FUTURE PERSPECTIVE”**

Development Services Director Shane Hope introduced David Jaffe, CEO, Swedish-Edmonds Hospital. Dr. Jaffe advised this is the 50<sup>th</sup> anniversary of the hospital. The hospital has had a long tradition of providing care in the community. The relationship between Swedish and the Hospital District (now Verdant) dates to September 1, 2010 when the District entered into a long term agreement with Swedish to manage the facility. The buildings on the campus belong to the District and Swedish occupies the buildings and manages campus. Dr. Jaffe provided examples of what has occurred at Swedish-Edmonds since 2010, some of which would not have been possible without Swedish’s involvement:

- \$12 million investment in electronic medical records system, Epic, which allows patient records to be transferred electronically
- Acquired a new linear accelerator for the radiation oncology unit on the Swedish-Edmonds campus
- Built a new Cancer Center on the Edmonds campus that opened a year ago April
- Acquired a \$3 million da Vinci robot that enables surgeons to access to areas that are difficult to reach with traditional surgery.

Dr. Jaffe described why this \$63.5 million project is needed.

- Aside from some renovation work, the campus has not been touched since mid to late 1970s and is in desperate need of an upgrade
- The agreement states Swedish will invest a minimum of \$60 million in a facilities upgrade within 10 years
- Swedish-Edmonds' top priority is the patient. This project epitomizes that.

He displayed an architectural rendering and described the new 77,000 square foot facility:

- New emergency department
  - Existing emergency department built for 25,000 visits/year; currently seeing in excess of 43,000 visits/year
  - New facility will provide the ability to see upwards of 55,000 visits/year
  - Will meet growing needs of the community and provide more efficient operation, patient flow and greater level of patient satisfaction
- Swedish wants to provide the ultimate patient care experience, not just medical care
- Urgent care center for urgent needs that are not an emergency such as a fever
  - Goal is right setting, right care and most efficient care
  - Intended to bring down the cost of medical care
- New outpatient imaging center
- 9-bed observation unit
- Building has a glacial theme, texture of building skin is uneven, feeling of movement, natural richness
- 37,000 square foot shell on the second floor for future expansion
  - Envision as home of surgical suites and recovery in future.
- Lobby with 25-foot ceilings
  - Natural light
  - Local artwork
  - Seating area
  - Multipurpose room with exercise, nutrition, and cooking classes
  - Starbucks with indoor/outdoor seating
- Atrium with 25-foot ceilings
  - Seating area with reclaimed driftwood wall
  - Wood cuts of historical photographs dating back to late 1800s
  - Gas fireplace,
  - Stones with fossils
  - Components will have plaques identifying whose generosity made it possible
- 368 space multilevel parking garage that will improve accessibility to the campus
- Wellness trail with indigenous and pre-glacial plantings

Dr. Jaffe summarized this is an incredible step for Swedish-Edmonds and the community. He responded to questions regarding the timeframe for construction, anticipated general growth for this facility versus

the new Providence facility in Everett, providing off campus services for employees and housing for patient families, economic development potential on Highway 99, expanding negative pressure rooms, and enhancing the entry to the campus from Highway 99. Commissioners' and the public comments included satisfaction with care at Swedish-Edmonds and the importance of Dr. Jaffe's leadership.

(A quorum was established with the arrival of Commissioner Rubenkonig at 6:47 p.m.)

Dr. Jaffe described a 10-ton, 5' x 4.5' erratic rock found on the Swedish-Edmonds campus. A geologic expert determined the rock is 150-299 million years old and came from Fidalgo Bay outside Anacortes. Dr. Jaffe offered to provide update on the Swedish-Edmonds expansion project in the future.

**3. APPROVAL OF ECONOMIC DEVELOPMENT COMMISSION MINUTES OF SEPTEMBER 17, 2014**

**COMMISSIONER MATTESON MOVED, SECONDED BY COMMISSIONER SWARTZ TO APPROVE THE MINUTES OF SEPTEMBER 17, 2014. MOTION CARRIED UNANIMOUSLY.**

**5. TOURISM AND VISITORS SUBGROUP UPDATE**

Vice Chair Garrett referred to a report prepared by Commissioner Dewhirst regarding Downtown Restrooms and a map identifying public restrooms, none of which are downtown. Strategic Plan Objective 3, Maintain and enhance Edmonds' community character and quality of life, specifically Action 3a.2(37) ranks downtown restrooms as "very high." The key issue is cost, not construction costs but funding ongoing operation and maintenance. There is a proposal to include a placeholder for a downtown restroom facility in City's CFP/CIP. The map identifies two potential locations for public restrooms downtown, the parking lot south of City Hall or somewhere near Old Mill Town.

Vic Chair Garrett explained the purpose of this paper is for discussion, something tangible to take to organizations like the EDBID, the Chamber, City Council, or other potential funding partners. Assuming the absent Commissioners would like to comment on this issue, he recommended delaying formal endorsement until the November meeting.

Discussion followed regarding the need for more than one restroom downtown, the Planning Board's recommendation for the Council to consider adding downtown restroom to CFP/CIP, and when the Council will take action on CIP/CFP. It was agreed to add this as an action item on the November meeting agenda.

**6. BUSINESS DISTRICTS ENHANCEMENT SUBGROUP UPDATE**

Economic Development & Community Services Director Patrick Doherty relayed the subgroup discussed Edmonds' traditional downtown and what, if anything, could be done to strengthen the form, function and character of downtown. The discussion included the Main Street Program which is administered through the State Trust for Historic Presentation. That program has two components; the first is physical, whether the community possesses the characteristics to qualify for Main Street designation. This tends to be based on the historic character of structures and the urban form. If the first component is met, the second component is establishment of a program within several guiding principles that include restructuring the economic base if necessary, a commitment to preservation, marketing and management. The Main Street Program was created in the 1970s to revitalize historic downtowns that were failing or had failed and were not capitalizing on the charm and elegance of a historic downtown.

Mr. Doherty commented Edmonds' downtown theoretically could quality from a physical perspective; the question would be whether it was needed since the downtown is not failing. He provided an example, Ellensburg 25 years ago, where old buildings were rehabbed and the downtown economy reinvented with restaurants, bars, shops, service providers, etc. A separate 501(c)3c organization must be established whose sole purpose is administering the Main Street Program. The EDBID does a lot of the things that a successful Main Street Program would do such as promoting the downtown, determining ways to maximize marketing, hours, etc.

**7. STRATEGIC PLAN SUBGROUP UPDATE**

Mr. Doherty reported on the October 8 meeting with the Strategic Plan Facilitation Work Group where the consultant, Cynthia Berne, explained she has identified primary leads for 82 of the 86 actions items; 4 items do not have a primary lead. The Work Group agreed it was okay not to have lead for those at this time, acknowledging a primary lead may arise in the future.

Ms. Berne will provide a report to the Council on October 28. She will provide a final report in the first quarter of 2015 that will include worksheets for each primary lead, recommended technical changes to the SAP document, and roadmaps for several items.

**8. EDMONDS DEVELOPMENT ACTIVITIES AND PROJECTS**

Development Services Director Shane Hope explained Development Services includes building, engineering and planning. This department requires a great deal of teamwork and interaction with the public. She reviewed a graph of building permits and revenue January – August 2001-2014, highlighting booms and slumps over the past decade and upward trend in recent years. She displayed a comparison of solar panel permits:

Year	Number of Permits	Number of Permits Applied for Online	Number of Permits Applied for at Counter
2012	3	0	3
2013	6	51	
2014 to date	27	23	4

She provided a map identifying key development projects, advising as of last month there were a total of 544 active issued building permits including 52 new single family residence permits. She provided photographs and described several projects:

- Swedish Hospital 3-story parking garage
  - \$8.4 million in valuation
  - Completed June 2014
- Swedish Hospital Expansion
  - 94,117 square foot expansion
  - \$28 million in valuation
- New Post Office Mixed use Building
  - 94,256 square feet
  - 43 residential units, post office and retail space
  - \$7.2 million in valuation
- Community Health Center
  - 24,750 square feet medical and dental center
  - \$2.6 million in valuation
  - Completed July 2014
- Salish Crossing

- Remodel providing five new tenant spaces, museum, parking lot and pedestrian improvements
- 21,000 square feet
- Jacobsen's Marine
  - New 10,120 square foot marine services building
  - \$810,000 in valuation
- Prestige Care
  - New 48,782 square foot skilled nursing facility on 76<sup>th</sup> Avenue W
  - \$6.9 million in valuation
  - Demolish old building, construct new building 50% larger
  - New approach to skilled nursing - less institutional more livable
- 5<sup>th</sup> Avenue Animal Hospital
  - 10,561 square foot veterinary clinic
  - \$891,000 valuation

She advised the Development Services Department is also transitioning to new technology.

#### **9. COUNCIL LIAISON COMMENTS**

Councilmember Johnson reported on issues the Council is discussing:

- Reviewed first element of Comprehensive Plan, Sustainability Element
  - Council plans to hold a public hearing on each chapter as they are drafted
- Presentation on Social Media Policy
- Future proposal to rehab the fishing pier
- CIP/CFP and budgeting process through the end of the year

#### **10. PLANNING BOARD UPDATE**

Planning Board Member Phil Lovell reported on recent Planning Board meetings:

- September 10
  - Forwarded Sustainability Element to Council
    - Considerable discussion available online in Planning Board minutes
    - Staff recommended Comprehensive Plan principles and strategies be as broad as possible
- September 24
  - Public hearing on CIP/CFP
    - No public comment
    - Forwarded CFP/CIP to Council with recommendation to consider adding downtown restrooms
    - Will be 1-2 public hearings at Council
  - Introduction to Housing Element
    - Presentation by Christina Gallant, Alliance for Housing Affordability on Snohomish County housing statistics
    - September 24 Seattle Times article, "Builders Say Land in Short Supply," describing difficulty developing housing in King County due to lack of available land
- October 8 – meeting cancelled
- Next meeting – continue discussion regarding Housing and Land Use Elements

#### **9. PORT OF EDMONDS UPDATE – None**

#### **12. MISCELLANEOUS**

Chair Witenberg reported Commissioners Dewhirst, Haug, Hughes, Stern, Senderoff and Purcell as well as Port Commission Liaison Faires have excuses absences.

Chair Witenberg reported on the Edmonds Downtown Alliance lunch that Commissioner Dewhirst, Councilmember Johnson, Ms. Chapin, Mr. Doherty and he attended. The purpose of the lunch was to learn what organizations in the City are doing, how to collaborate and avoid duplicating efforts. There are plans to have a meet and greet in early December.

Ms. Chapin reported on the Writers Conference the Arts Commission has put on for the past 29 years, held during the first weekend in October. The conference was attended by 300 people, the majority from outside Edmonds including 16% from other 12 states. The conference resulted in numerous hotel nights.

**13. AUDIENCE COMMENTS**

**Victor Eskenazi**, suggested marketing the public restrooms as an opportunity for manufacturers to demonstrate an artistic installation, envisioning they would cover the cost of installation and maintenance. The public restrooms could be part of art walk.

**14. ADJOURN**

With no further business, the meeting was adjourned at 7:39 p.m.