

CITY OF NORTH BEND
CITY COUNCIL SPECIAL WORKSTUDY NOTES
February 14, 2023
City Hall, 920 SE Cedar Falls Way, North Bend, WA

Mayor Pro Tem Koellen called the meeting to order at 7:00 p.m.

Councilmembers Brenden Elwood, Alan Gothelf, Mark Joselyn, Heather Koellen, Ross Loudonback, Mary Miller and Jonathan Rosen.

Staff Present: City Administrator David Miller, City Attorney Mike Kenyon, Deputy City Administrator/Public Works Director Mark Rigos, Community & Economic Development Director Rebecca Deming, Economic Development Manager Mark Noll, Communications Manager Bre Keveren and City Clerk Susie Oppedal.

Guests Present: Joe Borgstrom LMP, Place + Main Advisors, LLC and Caitlin Hepworth, Blueline

Executive Session

Mayor Pro Tem Koellen recessed the Council Workstudy for an Executive Session at 7:01 p.m. to discuss potential litigation, pursuant to RCW 42.30.110(1)(i) and Property Acquisition, pursuant to RCW 42.30.110(1)(b). No action would be taken as a result of the executive session, which was expected to last 45 minutes, and taping of the meeting ceased.

At 7:46 p.m. it was announced that the Executive Session was expected to last an additional 10 minutes.

The workstudy reconvened at 7:56 p.m.

Economic Development Action Plan

Economic Development Manager Noll reported the Draft Economic Development Action Plan was the culmination of over a year of work that began with the Economic Development Commission establishing a vision and high-level goals for economic development in the City. Mr. Noll noted input and ideas of preliminary data analysis that were presented at a joint meeting of the City Council and Economic Development Commission on November 29, 2022. Feedback was documented and helped to inform the objectives of draft plan. He concluded by requesting Council provide input on tonight's presentation and once feedback was incorporated, including that of key stakeholders and implementation partners, the final action plan would return to an upcoming Council meeting for formal adoption.

Joe Borgstrom LMP, Place + Main Advisors, LLC provided a presentation on the draft Economic Development Action Plan highlighting the following:

1. Primary Challenges

- lack of work-force housing
- small-scale development
- lack of basic infrastructure and connectivity
- underutilized properties in downtown
- unsafe parking in Truck Town area
- vacancies at Outlet Mall
- lack of community marketing
- shortage of public gathering spaces
- no full-service hotel
- retail leakage
- limited inventory of existing buildings

2. Economic Development Objectives

- strengthen and diversify economic base
- increase and diversify housing
- invest in quality of life infrastructure and activities
- make North Bend a desirable place to do business

3. Actions to Address Challenges

- create a development guide and dedicated support services to encourage targeted development
- address critical infrastructure needs including water, sewer and streets
- assist in solving housing challenges related to workforce and affordability
- advocate for improved transit to better connect North Bend to the region
- inventory the current network of trails and pathways and identify key gaps
- enhance marketing strategies to attract tourists and outdoor enthusiasts
- continue pursuing hotel developments to encourage longer stays in North Bend
- inventory and market underutilized land in the downtown core
- develop a team to re-envision Trucktown and surrounding properties at Exit 34
- develop a master plan for the Outlet Mall
- develop marketing materials for prospective businesses
- pursue designation as a Main Street Community

Council and staff discussed the following: developer costs, retail leakage, vacancy rates, workforce housing, real estate dynamics strategies, incoming/outgoing workers, workforce vs. affordable housing, economic development partners, Comprehensive Plan,

Gantt charts, prioritization of commercial over residential, gentle density and community partners.

Mr. Bergstrom concluded by requesting Council provide comments to Mr. Noll by February 21, 2023.

North Bend Housing Needs Assessment

Community & Economic Development Director Deming introduced Caitlin Hepworth of Blueline to provide a presentation on the North Bend Housing Needs Assessment (HNA). Ms. Hepworth explained the HNA, which is the foundation for Housing Action Plan (HAP), was funded by a Washington State Department of Commerce grant for the purpose of allowing the City to recognize the housing needs of its current and future populations, as well as outline goals, policies, and strategies to meet those needs.

Ms. Hepworth explained the HNA was composed of the following three items: Community Overview, Housing Conditions and Gap Analysis. She provided additional detail on the following:

- Community Overview - population change, household income, cost burden, risk regarding vacancy, displacement, workforce profile
- Housing Inventory – home ownership and affordability, rental housing, subsidized housing
- Gap Analysis – housing needs to accommodate growth, population projections, current housing gap

Council and staff discussed the following: shortfall of housing by 2024, policy to reduce barriers, lack of affordability, property tax, lower housing stock, King County buildable lands, Puget Sound Regional Council and Growth Management Plan reconciliation, exemptions, and Comprehensive Plan.

Ms. Hepworth concluded by noting the next steps included tightening and finalizing the data, public engagement, and an updated draft in early April.

Adjournment

The Workstudy closed at 10:05 p.m.

ATTEST:

Heather Koellen, Mayor Pro Tem

Susie Oppedal, City Clerk