

AGENDA

**DES MOINES CITY COUNCIL
REGULAR MEETING
City Council Chambers
21630 11th Avenue S, Des Moines, Washington
Thursday, September 7, 2023 - 6:00 PM**

City Council meeting can be viewed live on the City's website, Comcast Channel 21/321 or on the City's [YouTube](#) channel.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CORRESPONDENCE

COMMENTS FROM THE PUBLIC

CITY MANAGER REPORT

- Item 1. 2ND QUARTER FINANCIAL REPORT
[2023 2nd Quarter Financial Report](#)
[2023 2nd Quarter Financial Report PowerPoint](#)

CONSENT CALENDAR

- Item 1. APPROVAL OF VOUCHERS
Motion is to approve the payment vouchers through August 24, 2023 and payroll transfers through August 20, 2023 in the attached list and further described as follows:

EFT Vendor Payments	#8754-8878	\$927,276.66
Wires	#2283-2315	\$1,409,140.30
Accounts Payable Checks	#165134-165237	\$517,200.83
Accounts Payable Voided Checks	#8786, 8821, 8855, 164443	\$(24,962.28)
Payroll Checks	#19721-19721	\$324.21
Direct Deposit	#6298-6299	\$715.28
Payroll Checks	#19722-19730	\$4,335.17
Direct Deposit	#6300-6483	\$463,010.20
Payroll Checks	#19731-19739	\$9,005.68
Direct Deposit	#6484-6662	\$462,367.51

Total Checks and Wires for A/P & Payroll: \$3,768,413.56

[Approval of Vouchers](#)

Item 2. APPROVAL OF MINUTES

Motion is to approve the June 8th, June 22nd, July 13th, August 3rd, August 17th, 2023 City Council Regular Meeting Minutes and August 23rd, 2023 City Council Study Session.

[Approval of Minutes](#)

Item 3. NATIONAL PREPAREDNESS MONTH PROCLAMATION

Motion is to approve the Proclamation supporting September as National Preparedness Month.

[National Preparedness Month Proclamation](#)

Item 4. CHILDHOOD CANCER AWARENESS MONTH PROCLAMATION

Motion is to approve the Proclamation declaring September as Childhood Cancer Awareness Month.

[Childhood Cancer Awareness Month Proclamation](#)

Item 5. JOINT MINOR HOME REPAIR PROGRAM - INTERLOCAL AGREEMENT

Motion to authorize the City Manager to approve the revised Exhibit A of the Interlocal Agreement between the Cities of SeaTac, Des Moines, Covington, and Tukwila, accepting \$27,500 for maintenance and repairs for the Minor Home Repair Program substantially in the form as submitted.

[Joint Minor Home Repair Program -Interlocal Agreement](#)

Item 6. HUMAN SERVICES ADVISORY COMMITTEE APPOINTMENT

Motion to confirm the mayoral appointment of Lin Cashman to an unexpired term on the City of Des Moines Human Services Advisory Committee effective immediately and expiring on December 31, 2024.

[Human Services Advisory Committee Appointment](#)

PUBLIC HEARING/CONTINUED PUBLIC HEARING

Item 1. FIRST READING OF DRAFT ORDINANCE NO. 23-042: PUBLIC HEARING ON PROPOSED LAND USE AND TEXT CODE AMENDMENTS FOR THE BUSINESS PARK MORATORIUM AREA AND ADOPTING FINDINGS OF FACT

Staff Presentation by Community Development Director Denise Lathrop

[Public Hearing First Reading of Draft Ordinance No. 23-042](#)

[Public Hearing on Draft Ordinance No. 23-021 Related to Land Use and Zoning Amendments in Moratorium Study Area](#)

[Public Hearing Comments 09.07.2023](#)

[Public Hearing Sign In Sheet 09.07.2023](#)

NEW BUSINESS

- Item 1. INTRODUCTION OF ITEMS FOR FUTURE CONSIDERATION – 10
Minutes

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

(4 minutes per Councilmember) - 30 minutes

PRESIDING OFFICER'S REPORT

EXECUTIVE SESSION

NEXT MEETING DATE

September 14, 2023 City Council Regular Meeting

ADJOURNMENT

[Correspondence 09.07.2023](#)

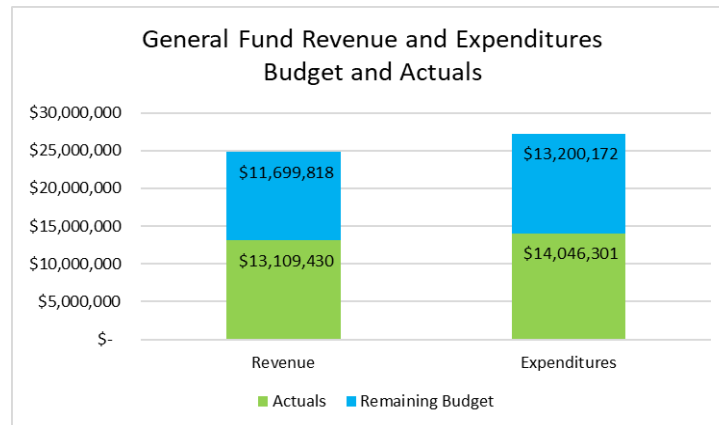
[Public Comment 09.07.2023](#)

2023 2ND QUARTER FINANCIAL REPORT

This report provides an overview of the City's overall financial position for the second quarter of 2023, reflecting financial data available August 6, 2023.

GENERAL FUND

Through the second quarter of 2023, the General Fund received \$13,109,430 of revenue which represents 52.8% of budgeted revenue for the year. The general fund also incurred \$14,406,301 of expenditures representing 51.5% of the annual 2023 expenditure budget.

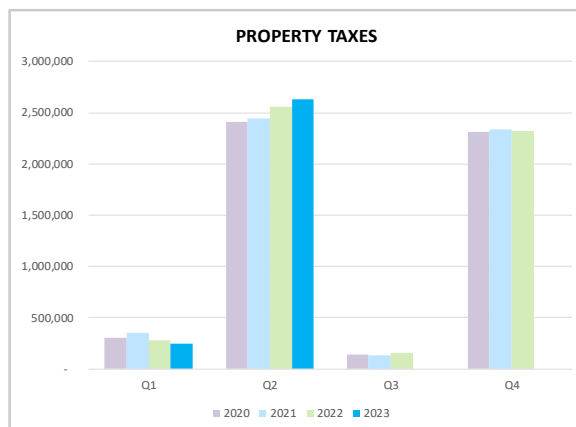


Revenue

Property Tax collected through the second quarter was \$2,877,584 which was a \$42,182 (1.5%) increase from the same period in the prior year. Property tax levies by the City are based on the assessed value of the City which has steadily increased over the past few years. Property taxes are primarily collected in April and October.

PROPERTY TAXES				
	2020	2021	2022	2023
Jan	7,893	15,727	41,595	11,454
Feb	49,315	42,269	8,972	33,302
Mar	244,488	292,081	226,701	204,610
Apr	1,776,167	1,427,756	1,374,884	1,984,065
May	388,009	956,647	1,133,679	618,824
Jun	245,697	56,028	49,571	25,329
Jul	53,783	19,615	6,852	
Aug	11,412	29,051	39,674	
Sep	76,970	84,841	112,850	
Oct	1,841,432	1,815,634	1,592,366	
Nov	443,996	502,576	702,505	
Dec	27,193	19,660	26,685	
Totals	5,166,355	5,261,886	5,316,334	2,877,584

	2020	2021	2022	2023
Q1	301,696	350,077	277,268	249,366
Q2	2,409,872	2,440,432	2,558,134	2,628,219
Q3	142,165	133,507	159,376	-
Q4	2,312,621	2,337,870	2,321,557	-
Totals	5,166,355	5,261,886	5,316,334	2,877,584



2023 Budget and YTD % collected: 5,522,043 52.1%

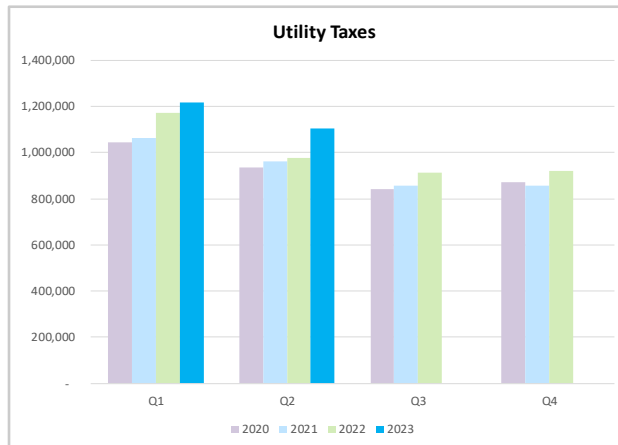
2023 YTD to 2022 YTD variance: 42,182 1.5%

2023 2ND QUARTER FINANCIAL REPORT

Utility Taxes collected through the second quarter of 2023 were \$2,322,454 which is a \$174,254 (8.1%) increase from the same period in the prior year. The City collects utility tax on the usage of electricity, natural gas, solid waste disposal, cable TV, telephone, and surface water. The City continues to see an increase in utility tax collections over past years.

UTILITY TAXES				
	2020	2021	2022	2023
Jan	317,812	356,912	415,812	408,403
Feb	361,372	333,424	381,052	392,084
Mar	365,521	372,379	373,550	417,758
Apr	339,749	350,317	342,928	396,489
May	318,816	321,555	372,039	392,783
Jun	276,056	289,060	262,819	314,936
Jul	287,198	284,693	334,278	
Aug	279,933	161,581	292,009	
Sep	274,822	409,898	288,223	
Oct	276,644	277,060	343,898	
Nov	228,718	288,366	330,062	
Dec	364,761	289,923	245,224	
Totals	3,691,401	3,735,164	3,981,894	2,322,454

	2020	2021	2022	2023
Q1	1,044,704	1,062,714	1,170,414	1,218,246
Q2	934,621	960,931	977,786	1,104,208
Q3	841,953	856,171	914,509	-
Q4	870,123	855,348	919,184	-
Totals	3,691,401	3,735,164	3,981,894	2,322,454



2023 Budget and YTD % collected:	4,550,105	51.0%	2023 YTD to 2022 YTD variance:	174,254	8.1%
---	------------------	--------------	---------------------------------------	----------------	-------------

The table below demonstrates actual revenues compared to prior year collections by the different utility categories:

Utility Tax Type	2022 Q2 Total	2023 Q2 Total	Change from 2022	
			Amount	Percent
Electricity	\$ 762,514	\$ 828,933	\$ 66,418	8.7%
Natural Gas	313,303	377,878	64,574	20.6%
Solid Waste	233,544	267,914	34,370	14.7%
Cable TV	437,638	423,166	(14,472)	-3.3%
Telephone	129,791	123,951	(5,841)	-4.5%
SWM 13%	271,409	300,612	29,204	10.8%
YE Total	\$2,148,200	\$2,322,454	\$ 174,254	8.1%

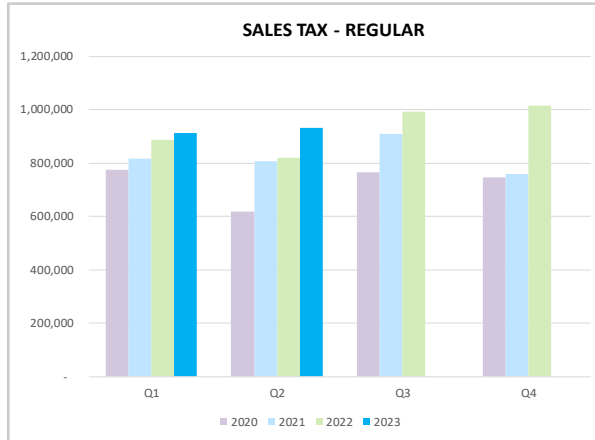
2023 2ND QUARTER FINANCIAL REPORT

Sales and Use Tax (Regular) collection increased \$134,757 (7.9%) over the same period in the prior year. Through the second quarter, the City collected \$1,842,888 in sales tax which represented 48.6% of budgeted expectations.

SALES TAX - REGULAR				
	2020	2021	2022	2023
Jan	265,951	279,627	307,248	324,361
Feb	267,496	300,346	318,149	348,280
Mar	243,442	238,440	261,291	239,565
Apr	212,562	234,236	250,089	325,182
May	215,822	287,523	309,451	354,939
Jun	191,318	285,449	261,903	250,560
Jul	260,777	308,345	334,498	
Aug	258,143	312,079	314,775	
Sep	247,601	288,774	343,648	
Oct	251,749	312,723	400,408	
Nov	260,740	322,999	362,060	
Dec	232,429	124,590	254,194	
Totals	2,908,029	3,295,131	3,717,713	1,842,888

	2020	2021	2022	2023
Q1	776,888	818,413	886,688	912,207
Q2	619,702	807,207	821,443	930,681
Q3	766,521	909,198	992,921	-
Q4	744,918	760,312	1,016,662	-
Totals	2,908,029	3,295,131	3,717,713	1,842,888

2023 Budget and YTD % collected:	3,790,875	48.6%
---	------------------	--------------



2023 YTD to 2022 YTD variance:	134,757	7.9%
---------------------------------------	----------------	-------------

The following table breaks out the City's retail taxes by major business sector (the table includes only "regular" sales and use tax):

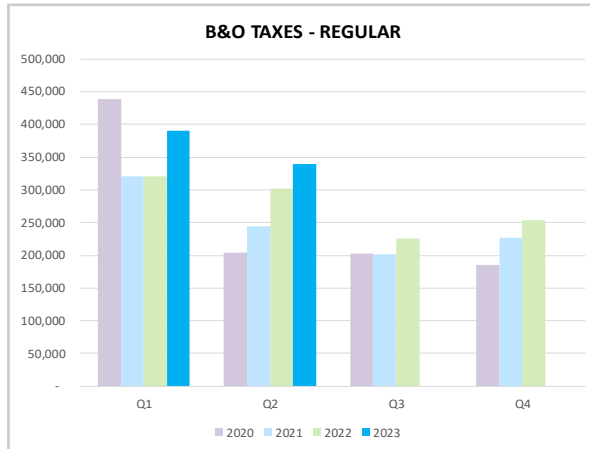
Component Group	Q1 Totals		Change from 2022	
	2022	2023	Amount	Percent
Construction	\$ 291,743	\$ 314,797	\$ 23,054	7.9%
Manufacturing	21,471	22,780	1,309	6.1%
Transportation & Warehousing	10,766	17,071	6,305	58.6%
Wholesale Trade	105,659	109,010	3,351	3.2%
Automotive	64,807	63,550	(1,257)	-1.9%
Retail Trade	590,255	682,056	91,801	15.6%
Services	541,754	555,615	13,861	2.6%
Miscellaneous	81,676	78,009	(3,667)	-4.5%
YE Total	\$1,708,130	\$1,842,888	\$ 134,758	7.9%

2023 2ND QUARTER FINANCIAL REPORT

The City received \$729,892 in **Business and Occupation Tax** through the second quarter of 2023. This amount was a \$107,282 (17.2%) increase over the prior year. Collections of Business and Occupation Tax are on an upward trend as the City refines its filing process and pursues delinquent payments.

B&O TAXES - REGULAR				
	2020	2021	2022	2023
Jan	181,573	66,546	109,430	220,009
Feb	287,559	245,260	191,636	152,492
Mar	(30,676)	8,303	19,159	18,194
Apr	58,498	132,192	198,624	192,814
May	151,649	104,127	109,204	126,709
Jun	(6,004)	8,121	(5,444)	19,675
Jul	86,791	74,594	92,251	
Aug	109,513	125,512	83,386	
Sep	6,202	878	49,720	
Oct	67,009	67,391	163,660	
Nov	119,457	155,885	109,623	
Dec	(874)	4,159	(19,099)	
Totals	1,030,698	992,966	1,102,150	729,892

	2020	2021	2022	2023
Q1	438,456	320,109	320,226	390,695
Q2	204,144	244,440	302,384	339,197
Q3	202,506	200,983	225,357	-
Q4	185,592	227,435	254,183	-
Totals	1,030,698	992,966	1,102,150	729,892



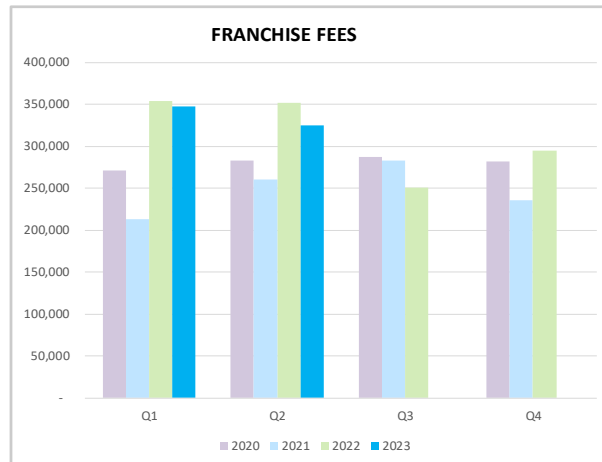
2023 Budget and YTD % collected: 1,251,050 58.3%

2023 YTD to 2022 YTD variance: 107,282 17.2%

Franchise Fees help the City recoup the cost of allowing a utility to use its public space. Through the second quarter of 2023, the City collected \$672,426 in franchise fees which was \$33,490 (4.7%) less than the same period in the prior year.

FRANCHISE FEES				
	2020	2021	2022	2023
Jan	112,153	119,037	245,777	173,449
Feb	86,857	86,631	70,914	123,221
Mar	72,149	7,587	37,062	50,955
Apr	117,654	115,318	256,013	181,577
May	92,344	55,721	96,150	0
Jun	72,643	89,430	0	143,224
Jul	117,875	168,994	159,775	
Aug	94,716	72,647	59,357	
Sep	74,400	41,418	32,238	
Oct	114,376	177,795	179,959	
Nov	37,178	57,945	75,358	
Dec	130,998	-	40,035	
Totals	1,123,342	992,524	1,252,638	672,426

	2020	2021	2022	2023
Q1	271,158	213,255	353,753	347,625
Q2	282,641	260,469	352,163	324,801
Q3	286,991	283,060	251,371	-
Q4	282,552	235,740	295,352	-
Totals	1,123,342	992,524	1,252,638	672,426



2023 Budget and YTD % collected: 1,130,000 59.5%

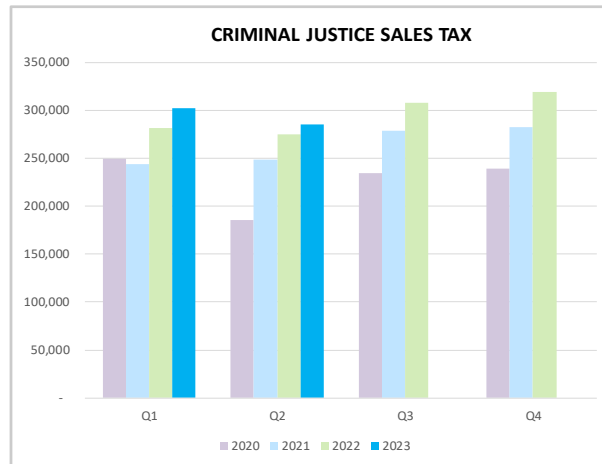
2023 YTD to 2022 YTD variance: (33,490) -4.7%

2023 2ND QUARTER FINANCIAL REPORT

Criminal Justice Sales Tax is a sales tax imposed by King County but shared with its cities and towns. State law allows counties to impose a .1% sales tax in which the receipts are dedicated for criminal justice purposes. Through the second quarter of 2023, the City collected \$587,322 in Criminal Justice Sales Tax which was \$30,818 (5.5%) more than the same period in the prior year.

CRIMINAL JUSTICE SALES TAX				
	2020	2021	2022	2023
Jan	78,038	75,664	91,875	98,970
Feb	95,920	94,898	104,753	112,129
Mar	75,957	73,495	84,742	91,155
Apr	62,259	71,268	82,227	87,140
May	61,534	90,850	100,285	101,324
Jun	61,848	86,287	92,622	96,606
Jul	75,823	87,808	96,685	
Aug	79,504	95,648	107,009	
Sep	79,408	95,318	103,851	
Oct	78,382	93,711	106,482	
Nov	80,694	97,160	109,175	
Dec	80,289	91,753	103,618	
Totals	909,656	1,053,859	1,183,324	587,322

	2020	2021	2022	2023
Q1	249,914	244,056	281,370	302,253
Q2	185,642	248,405	275,134	285,069
Q3	234,735	278,774	307,544	-
Q4	239,365	282,624	319,275	-
Totals	909,656	1,053,859	1,183,324	587,322



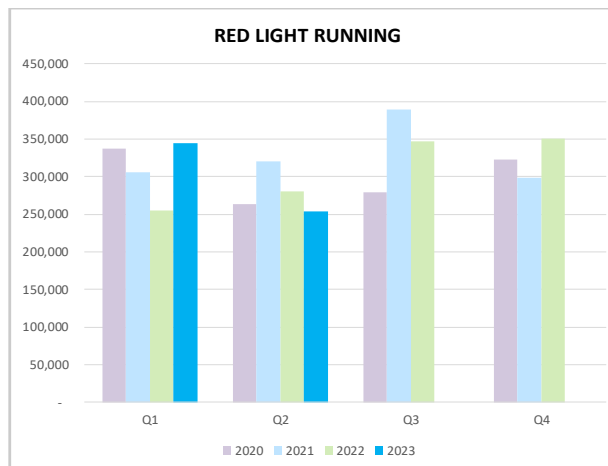
2023 Budget and YTD % collected: 1,187,500 49.5%

2023 YTD to 2022 YTD variance: 30,818 5.5%

Red Light Running Infractions is revenue received from fines generated by the red light camera ticketing system installed at select intersections in the City. Through the second quarter of 2023, the City collected \$598,831 in red light running fee revenue which was \$63,625 (11.9%) more than the same period in the prior year.

RED LIGHT RUNNING				
	2020	2021	2022	2023
Jan	117,300	111,284	85,665	150,079
Feb	105,681	85,275	77,910	99,253
Mar	114,283	109,113	91,168	95,658
Apr	99,100	101,518	81,893	73,351
May	78,670	97,293	96,361	84,756
Jun	85,511	121,298	102,210	95,734
Jul	93,361	81,076	96,754	
Aug	92,523	154,085	142,340	
Sep	93,035	154,312	107,359	
Oct	123,470	121,645	101,010	
Nov	104,826	99,958	97,034	
Dec	94,946	76,358	152,214	
Totals	1,202,707	1,313,215	1,231,918	598,831

	2020	2021	2022	2023
Q1	337,263	305,673	254,743	344,990
Q2	263,282	320,109	280,464	253,841
Q3	278,919	389,473	346,453	-
Q4	323,243	297,961	350,259	-
Totals	1,202,707	1,313,215	1,231,918	598,831



2023 Budget and YTD % collected: 1,200,000 49.9%

2023 YTD to 2022 YTD variance: 63,625 11.9%

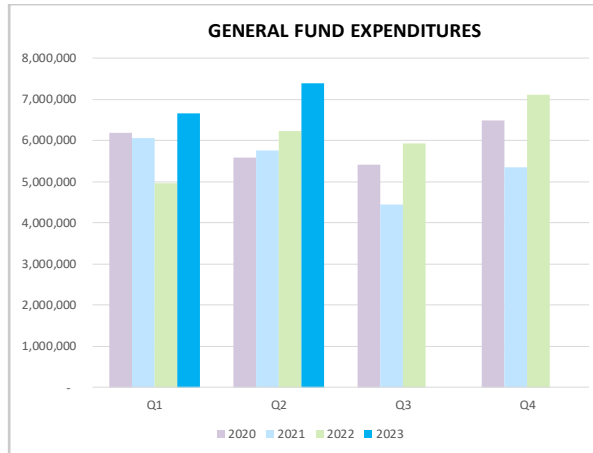
2023 2ND QUARTER FINANCIAL REPORT

Expenditures

General Fund expenditures were \$14,046,301 which was \$2,849,253 (25.4%) more the same period in the prior year.

GENERAL FUND EXPENDITURES				
	2020	2021	2022	2023
Jan	2,525,301	2,144,873	1,732,897	1,665,629
Feb	1,852,855	1,521,148	1,507,316	1,916,138
Mar	1,819,238	2,389,548	1,716,968	3,072,135
Apr	1,750,911	1,617,624	2,492,685	2,659,645
May	1,862,348	1,921,701	1,852,949	1,539,854
Jun	1,973,698	2,225,871	1,894,233	3,192,900
Jul	1,968,490	559,043	1,710,505	
Aug	1,625,045	1,699,309	1,832,064	
Sep	1,820,620	2,186,707	2,394,505	
Oct	2,354,881	1,865,683	1,317,298	
Nov	2,025,944	1,560,582	2,118,374	
Dec	2,110,204	1,917,077	3,670,925	
Totals	23,689,536	21,609,165	24,240,719	14,046,301

	2020	2021	2022	2023
Q1	6,197,395	6,055,568	4,957,181	6,653,902
Q2	5,586,957	5,765,197	6,239,867	7,392,399
Q3	5,414,155	4,445,058	5,937,074	-
Q4	6,491,029	5,343,342	7,106,596	-
Totals	23,689,536	21,609,165	24,240,719	14,046,301



2023 Budget and YTD % collected: 27,246,473 51.6%

2023 YTD to 2022 YTD variance: 2,849,253 25.4%

Fund Balance

At the end of the second quarter of 2023, the General Fund's Fund Balance was \$6,842,069; a decrease of \$936,871 (12.0%) from the end of 2022 (\$7,778,940). The City is required by code to maintain a fund balance that is equal to or greater than 16.67% of its annual operating expenditures. At June 30th, the General Fund's Fund Balance was 25.1% of annual operating expenditures. It should be noted that the collection of property tax influences the level of fund balance on a quarterly basis. Property tax is collected in the second and fourth quarters of each year resulting in increased fund balance in those quarters and decreased fund balance in the first and third quarters.

2023 2ND QUARTER FINANCIAL REPORT

General Fund Details

General Fund Summary of Sources and Uses	2023			2023 YTD Budget vs Actual		2023
	Adopted Budget	YTD Budget	YTD Actual	Amount	Percentage	Remaining Budget
Operating Revenues						
Property Tax	\$ 5,522,043	\$ 2,761,022	\$ 2,877,584	\$ 116,563	4%	\$ 2,644,459
Utility Tax	4,550,105	2,275,053	2,322,454	47,402	2%	2,227,651
Sales Tax	3,965,875	1,982,938	2,026,801	43,863	2%	1,939,074
B+O Tax	1,338,550	669,275	705,733	36,458	5%	632,817
Franchise Fees	1,130,000	565,000	672,426	107,426	19%	457,574
Criminal Justice Tax	1,187,500	593,750	587,322	(6,428)	-1%	600,178
Gambling Tax	50,000	25,000	19,560	(5,440)	-22%	30,440
Leasehold Tax	239,000	119,500	95,680	(23,820)	-20%	143,320
Taxes Subtotal	\$ 17,983,073	\$ 8,991,537	\$ 9,307,560	\$ 316,024	4%	\$ 8,675,513
Business Licenses and Permits	231,000	115,500	170,016	54,516	47%	60,984
Other Licenses and Permits	12,000	6,000	10,993	4,993	83%	1,007
Intergovernmental (Grants, etc.)	1,016,020	508,010	674,228	166,218	33%	341,792
Charges for Services:						
General Government Services	263,000	131,500	176,923	45,423	35%	86,078
Court	94,624	47,312	40,933	(6,379)	-13%	53,691
Public Safety	80,900	40,450	57,093	16,643	41%	23,807
Culture and Recreation	718,900	359,450	208,649	(150,801)	-42%	510,251
Red Light Running Infractions	1,200,000	600,000	598,831	(1,169)	0%	601,169
Other fees and penalties	157,850	78,925	40,777	(38,148)	-48%	117,073
Fees/Charges/Fines Subtotal	\$ 3,774,294	\$ 1,887,147	\$ 1,978,442	\$ 91,295	5%	\$ 1,795,852
Interest Income	40,000	20,000	17,040	(2,960)	-15%	22,960
Rentals and Leases	344,869	172,435	244,371	71,936	42%	100,498
Contributions and Donations	10,600	5,300	5,015	(285)	-5%	5,585
Miscellaneous	25,925	12,963	8,018	(4,944)	-38%	17,907
Interfund Charges	1,571,728	785,864	699,241	(86,624)	-11%	872,488
Transfers In	1,058,759	529,380	849,743	320,364	61%	209,016
Other Revenues Subtotal	\$ 3,051,881	\$ 1,525,941	\$ 1,823,427	\$ 297,487	19%	\$ 1,228,454
Total Operating Revenues	\$ 24,809,248	\$ 12,404,624	\$ 13,109,430	\$ 704,806	6%	\$ 11,699,818
Operating Expenditures						
City Council	\$ 96,129	\$ 48,065	\$ 40,988	(7,076)	-15%	55,141
City Manager/Administration	1,627,728	813,864	1,029,399	215,535	26%	598,329
City Clerk	718,782	359,391	462,868	103,477	29%	255,914
Human Resources	542,420	271,210	248,056	(23,154)	-9%	294,364
Finance	1,425,025	712,513	757,596	45,083	6%	667,429
Technology Services	1,322,951	661,476	626,503	(34,972)	-5%	696,448
City Attorney	881,428	440,714	407,243	(33,471)	-8%	474,185
Municipal Court	1,735,114	867,557	925,239	57,682	7%	809,875
Public Safety - Business Office	1,244,972	622,486	577,438	(45,048)	-7%	667,534
Police	11,393,049	5,696,525	6,343,551	647,027	11%	5,049,498
Social Services	486,416	243,208	227,012	(16,196)	-7%	259,404
Parks, Recreation, and Senior Services	5,283,559	2,641,780	2,174,008	(467,772)	-18%	3,109,551
Transfers Out	488,900	244,450	226,400	(18,050)	-7%	262,500
Total Operating Expenditures	\$ 27,246,473	\$ 13,623,237	\$ 14,046,301	\$ 423,064	3%	\$ 13,200,172
Total Operating Income (Loss)	\$ (2,437,225)	\$ (1,218,613)	\$ (936,871)	\$ 281,742		

** June is month 6 of 12 = 50%

BEGINNING FUND BALANCE	7,778,940	
ENDING FUND BALANCE	6,842,069	25.1%
16.67% Minimum Ending Fund Balance	4,541,987	

2023 2ND QUARTER FINANCIAL REPORT

City of Des Moines Deposits and Investment Portfolio Year-to-date June 30, 2023

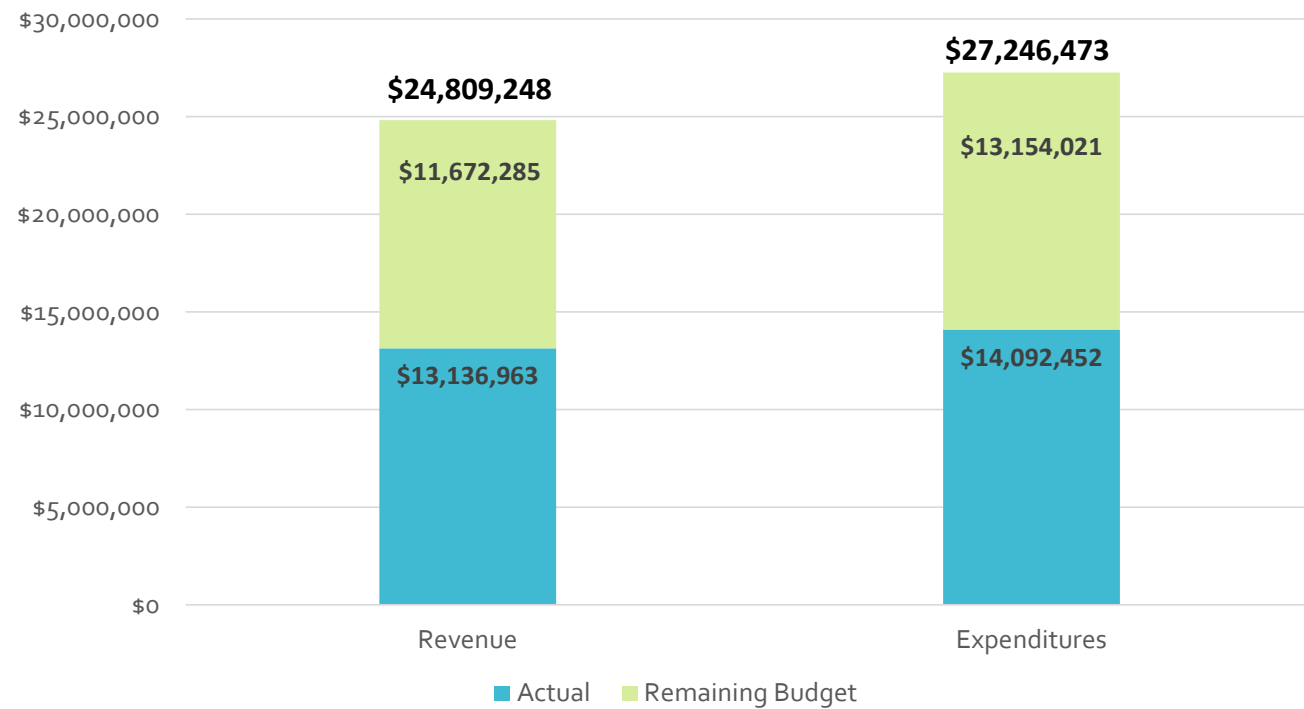
Security Type	Fair Value as of 1/1/2023	2023 Activity	Fair Value as of 3/31/2023	% of Portfolio
Federal Farm Credit Bank	\$ 9,024,625	\$ 97,210	\$ 9,121,835	18.1%
Federal Home Loan Bank	4,264,860	62,005	4,326,865	8.6%
Federal Home Loan Mtg. Corp.	6,228,667	(1,165,041)	5,063,626	10.1%
Federal Agricultural Mortgage Corp	748,485	(13,215)	735,270	1.5%
Federal National Mortgage Association	1,422,975	26,235	1,449,210	2.9%
US Treasury Notes/Bonds	5,294,300	1,317,243	6,611,543	13.2%
United States Treasury STRIP	2,819,324	41,935	2,861,259	5.7%
Key Bank	3,573,280	2,474,359	6,047,639	12.0%
LGIP	17,193,610	(3,147,830)	14,045,780	27.9%
Total	\$ 50,570,126	\$ (307,098)	\$ 50,263,028	100.0%

Bond Investments	29,803,236	59%	30,169,609	60%
Local Government Investment Pool	17,193,610	34%	14,045,780	28%
Key Bank Account	3,573,280	7%	6,047,639	12%
	\$ 50,570,126	100%	\$ 50,263,028	100.0%

General Fund

Year-to Date
2nd Quarter 2023

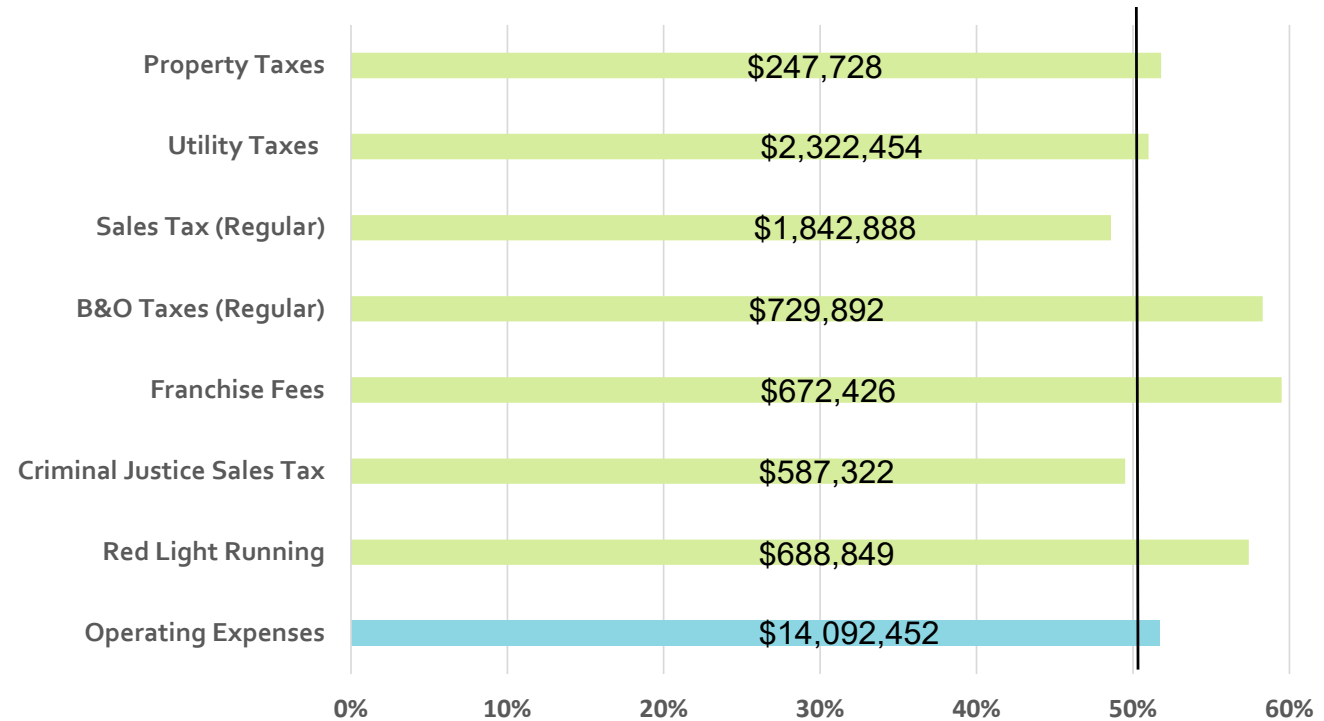
Revenue and Expenditures Actuals and Remaining Budget



General Fund

Year-to Date
2nd Quarter 2023

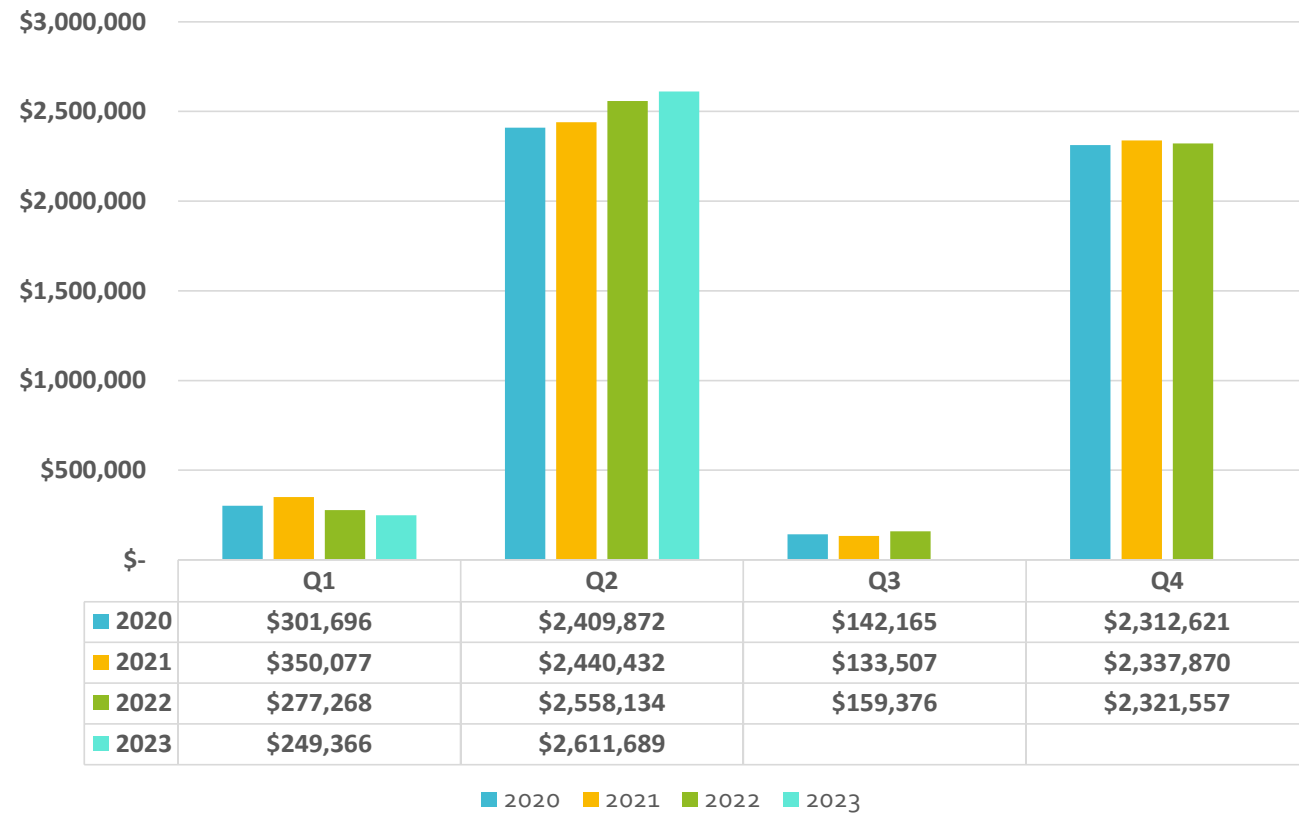
Revenue and Expenditures Actuals and Remaining Budget



General Fund

Year-to Date
2nd Quarter 2023

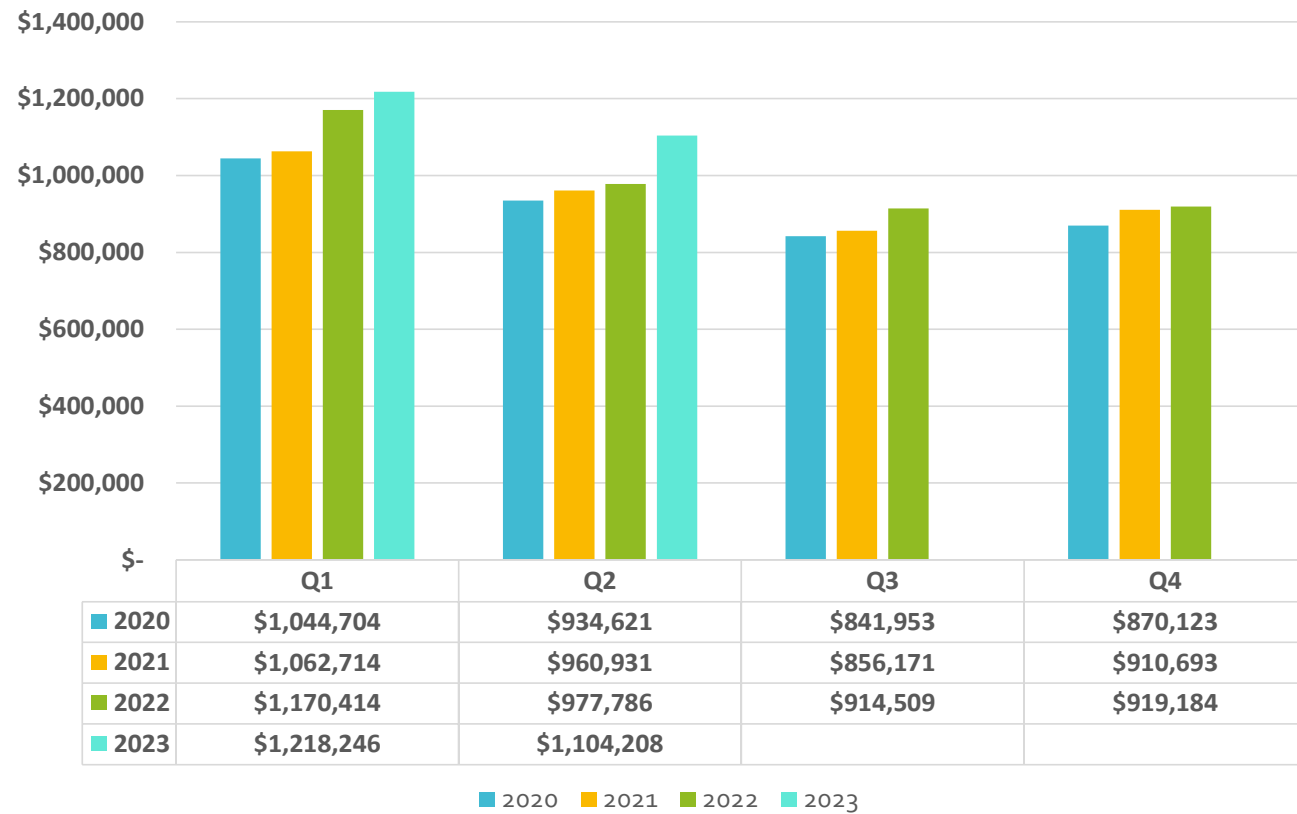
Property Tax



General Fund

Year-to Date
2nd Quarter 2023

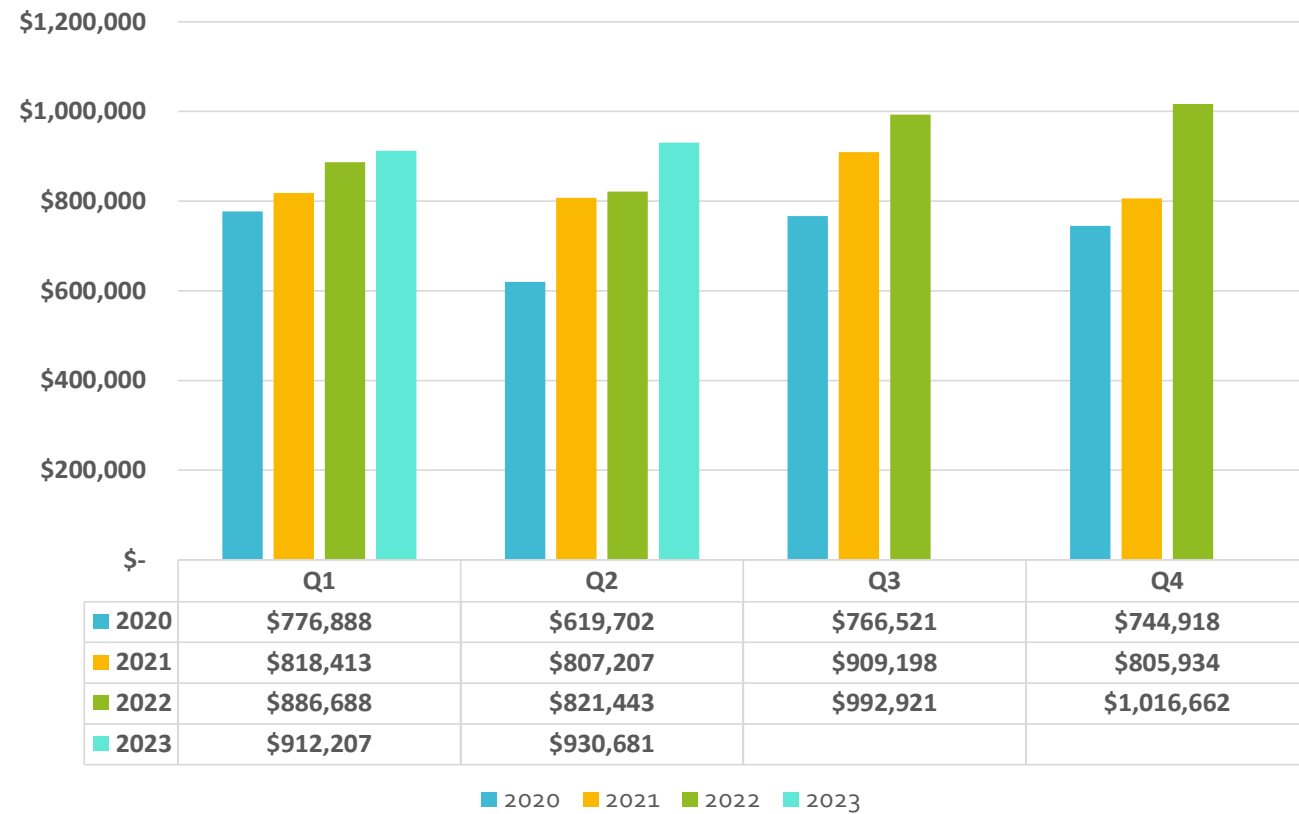
Utility Taxes



General Fund

Year-to Date
2nd Quarter 2023

Sales Taxes (Regular)



General Fund

Year-to Date
2nd Quarter 2023

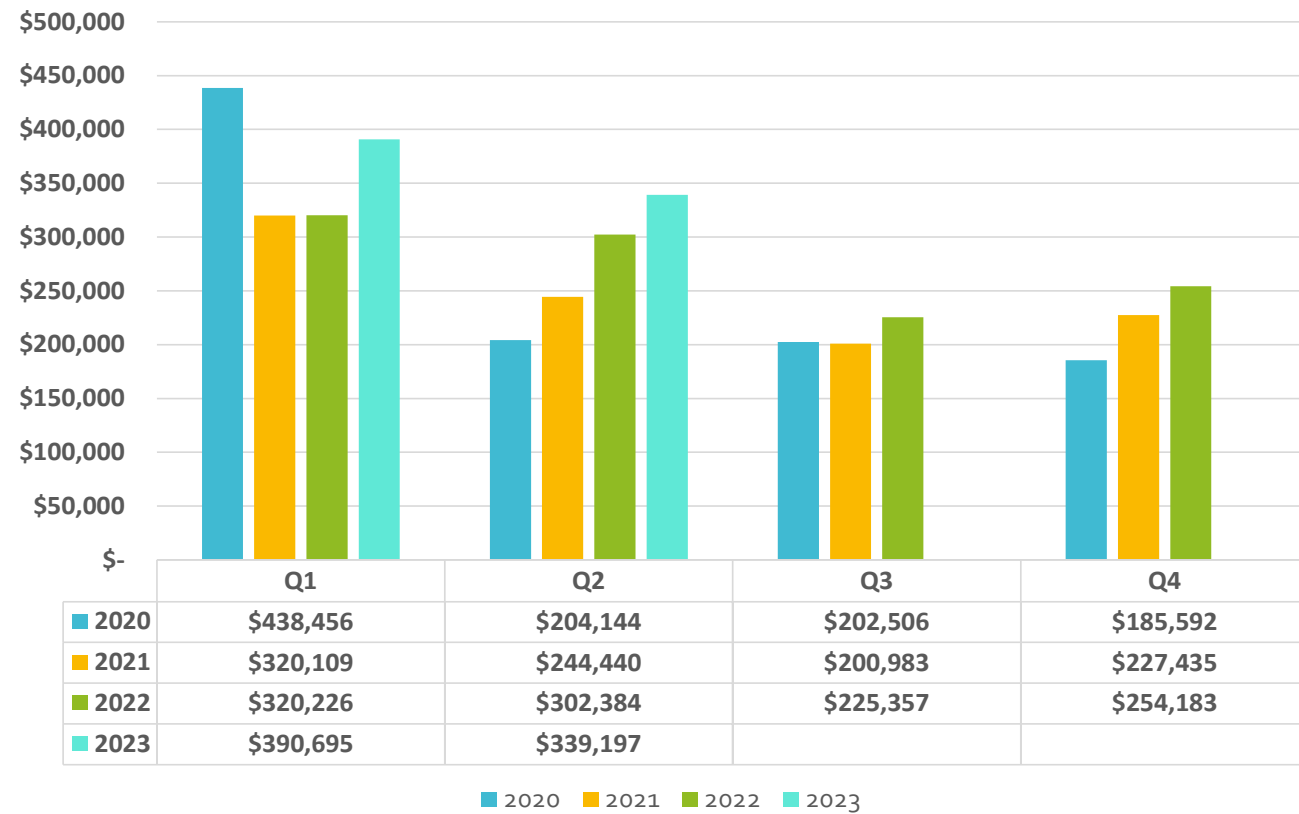
Sales Tax by Category

Category	2022 YTD	2023 YTD	Change (\$)	Change (%)
Retail Trade	\$590,255	\$682,056	\$91,801	15.6%
Services	\$541,754	\$555,615	\$13,861	2.6%
Construction	\$398,864	\$490,748	\$91,884	23.0%
Wholesale	\$105,659	\$109,010	\$3,351	3.2%
Miscellaneous	\$81,676	\$78,009	\$(3,667)	-4.5%
Automotive	\$64,807	\$63,550	\$(1,257)	-1.9%
Manufacturing	\$21,471	\$22,780	\$1,309	6.1%
Transportation and Warehousing	\$10,766	\$17,071	\$6,305	58.6%
One-Time	\$88,126	\$183,913	\$95,787	8.7%
TOTAL	\$1,815,251	\$2,018,839	\$203,588	11.2%

General Fund

Year-to Date
2nd Quarter 2023

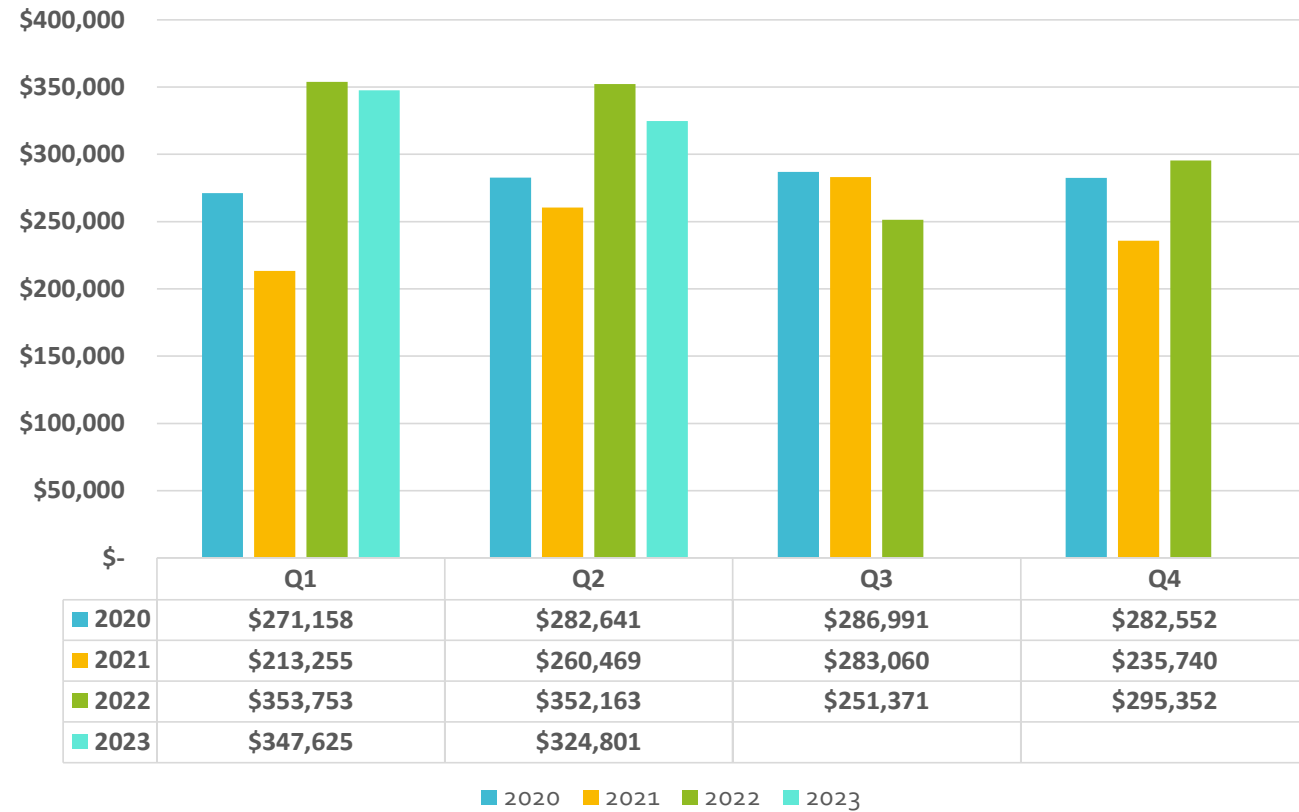
B&O Tax (Regular)



General Fund

Year-to Date
2nd Quarter 2023

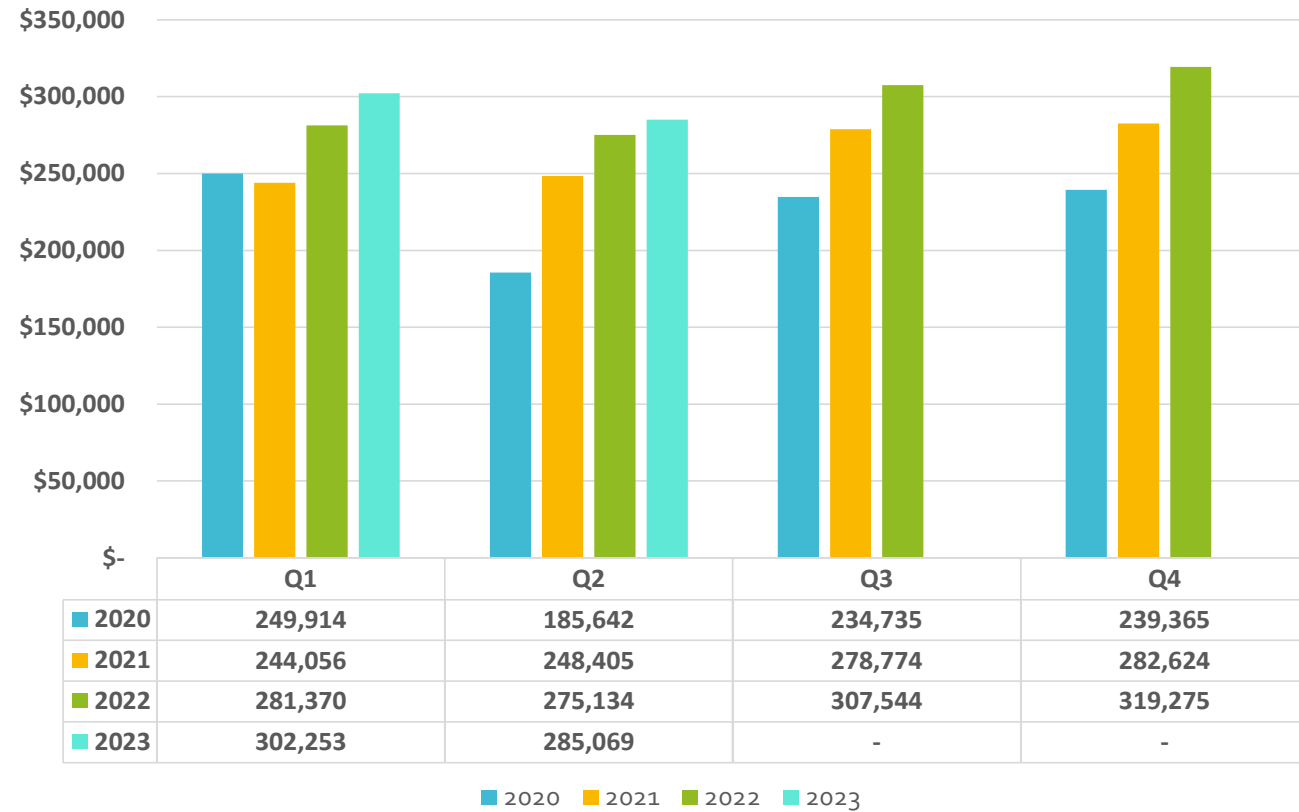
Franchise Fees



General Fund

Year-to Date
2nd Quarter 2023

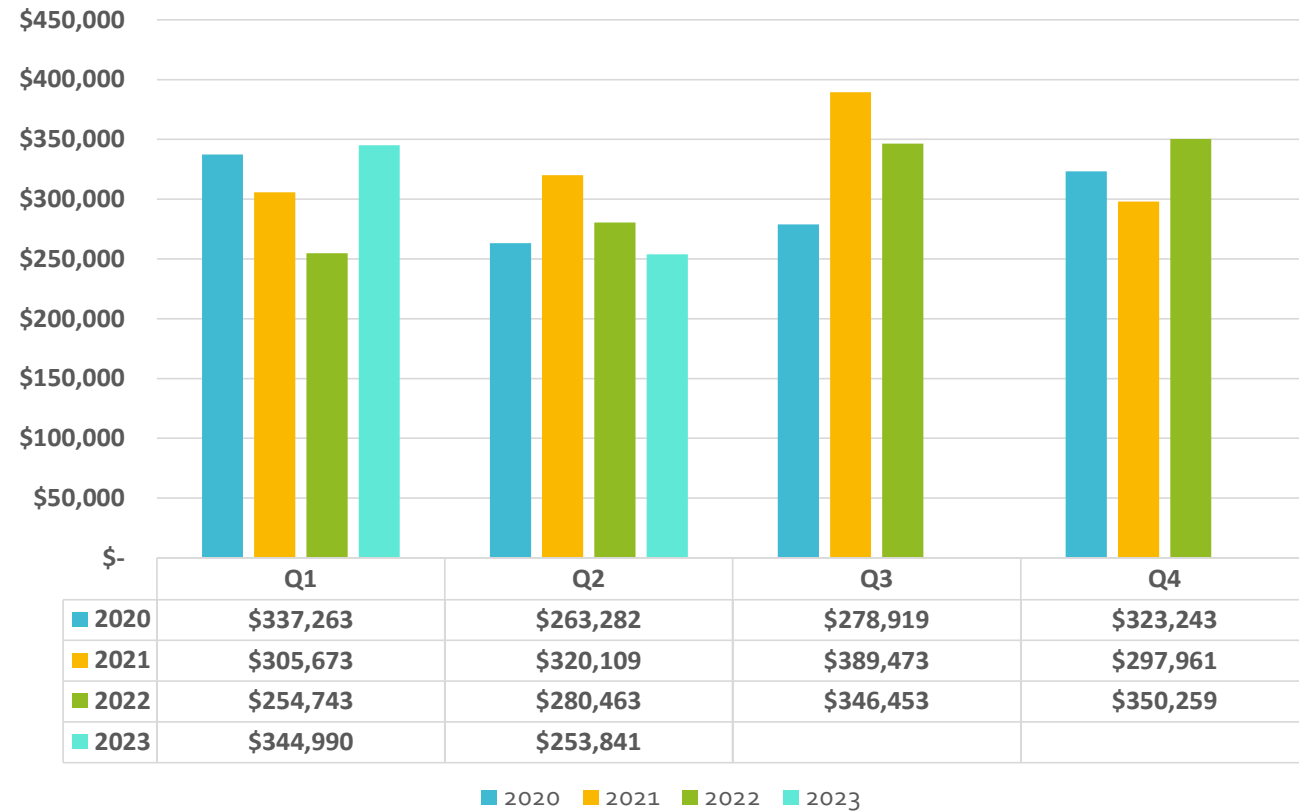
Criminal Justice Sales Tax



General Fund

Year-to Date
2nd Quarter 2023

Red Light Running



General Fund

Fund Balance

- Ending Fund Balance 12/31/2022 : \$7,778,940
 - 31.3% of recurring operating expenditures
- Ending Fund Balance 6/30/2023 : \$6,823,450
 - Decrease of \$955,490 from 4th Quarter 2022
 - 25.0% of recurring operating expenditures

CITY OF DES MOINES
Voucher Certification Approval

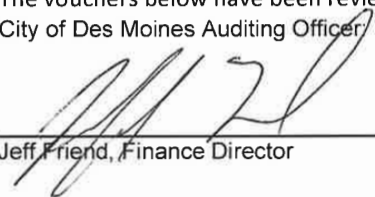
September 7, 2023

Auditing Officer Certification

Voucher transfers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing, which has been made available to the City Council.

As of **September 7, 2023** the Des Moines City Council, by unanimous vote, does approve for payment those vouchers through August 24, 2023 and payroll transfers through August 20, 2023 included in the attached list and further described as follows:

The vouchers below have been reviewed and certified by individual departments and the City of Des Moines Auditing Officer:


 Jeff Friend, Finance Director

		# From	# To	Amounts
Claims Vouchers:				
EFT's		8754	8878	927,276.66
Wires		2283	2315	1,409,140.30
Accounts Payable Checks		165134	165237	517,200.83
Accounts Payable Voided Checks		8786, 8821, 8855, 164443		(24,962.28)
Total Vouchers paid				2,828,655.51
Payroll Vouchers				
Payroll Checks	7/20/2023	19721	19721	324.21
Direct Deposit		6298	6299	715.28
Payroll Checks	8/4/2023	19722	19730	4,335.17
Direct Deposit		6300	6483	463,010.20
Payroll Checks	8/18/2023	19731	19739	9,005.68
Direct Deposit		6484	6662	462,367.51
Total Paychecks & Direct Deposits				939,758.05
Total checks and wires for A/P & Payroll				3,768,413.56

MINUTES

**DES MOINES CITY COUNCIL
REGULAR MEETING
City Council Chambers
21630 11th Avenue S, Des Moines, Washington
Thursday, June 8, 2023 - 6:00 PM**

CALL TO ORDER

Mayor Matt Mahoney called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The flag salute was led by Councilmember Gene Achziger.

ROLL CALL

Council Present:

Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Gene Achziger; Councilmember JC Harris; Councilmember Jeremy Nutting; Councilmember Vic Pennington; and Councilmember Harry Steinmetz

Staff Present:

City Manager Michael Matthias; City Attorney Tim George; Chief Administrative Officer Bonnie Wilkins; Harbormaster Scott Wilkins; Police Chief Ken Thomas; Human Resources Director Adrienne Johnson-Newton; Community Development Director Denise Lathrop; Senior Planner Jason Woycke; Public Works Director Andrew Merges; Court Administrative Services Manager Melissa Patrick; Court Operations Supervisor Okhwa Lewis; Management Analyst Rochelle Caton; and City Clerk Taria Keane

CORRESPONDENCE

There were no additional correspondence outside of the emails already received by Council.

COMMENTS FROM THE PUBLIC

- Victoria Andrews, Communication
- Bill Linscott, Bonds & Community
- Rick Johnson, Races - 911

CITY MANAGER REPORT

4th QUARTER FINANCIAL REPORT

Finance Director Jeff Friend gave Council a PowerPoint Presentation update on the 4th Quarter Financial Report.

City Manager Michael Matthias gave Council an update on the Passenger Ferry.

City Manager Michael Matthias gave Council an update on the Police Chief Candidate process.

CONSENT CALENDAR

- Item 1: JUNETEENTH PROCLAMATION
Motion is to approve the proclamation acknowledging June 19, 2023 as a significant date in American history and proclaims June 19th as a day to celebrate Juneteenth.
- Item 2: ARTS COMMISSION APPOINTMENT
Motion is to confirm the Mayoral appointment of Alana Roper to a 3 year term on the City of Des Moines Arts Commission effective immediately and expiring on December 31, 2026.
- Item 3: ADMINISTRATIVE OFFICE OF THE COURTS - REIMBURSEMENT AGREEMENT
Motion is to approve the Interagency Reimbursement Agreement between the Administrative Office of the Courts and the City of Des Moines for extraordinary expenses for up to \$101,986 and further authorize the Director of Court Administration of Des Moines Municipal Court to sign the agreement substantially in the form as submitted.
- Item 4: DES MOINES MARINA SURVEILLANCE CAMERAS
Motion is to approve the contract with Winfield ISP to install a new camera system throughout the Marina property, entrance channel, and parking areas, at a cost not to exceed \$61,105.50 and direct the City Manager to sign the agreement substantially in the form as submitted.
- Item 5: 2024 SKHHP WORK PLAN AND BUDGET
Motion is to enact Draft Resolution No. 23-035, approving the 2024 South King Housing and Homelessness Partners Budget and the 2024 Work Plan.
- Item 6: DUONG SINGLE-FAMILY RESIDENCE SHORELINE VARIANCE PROCESS
Motion is to remand the Shoreline Variance Permit decision for the Duong Single-Family Residence application filed under LUA2022-0007 to the Hearing Examiner pursuant to DMMC 18.240.160(3).

Direction/Action

Motion made by Councilmember Jeremy Nutting to approve the Consent Calendar; seconded by Councilmember Vic Pennington.

Councilmember Harris Steinmetz pulled Consent Calendar Item #4.

The remainder of the Consent Calendar passed 7-0.

Mayor Matt Mahoney read the Juneteenth Proclamation into the record.

Council discussed Consent Calendar Item #4.

Motion made by Councilmember Jeremy Nutting to approve the Consent Calendar Item #4 as presented; seconded by Councilmember Vic Pennington.
Motion passed 7-0.

PUBLIC HEARING/CONTINUED PUBLIC HEARING

TRANSPORTATION IMPROVEMENT PLAN (2024-2043)
Staff Presentation by Public Works Director Andrew Merges

Mayor Matt Mahoney opened the Public Hearing at 6:45 p.m.

Public Works Director Andrew Merges gave Council a PowerPoint Presentation.

Seeing no one signed up to speak Mayor Matt Mahoney asked 3 times if anyone else wished to speak.

- Victoria Andrews

Mayor Matt Mahoney closed the Public Hearing at 6:54 p.m.

Direction/Action

Motion made by Councilmember Jeremy Nutting to approve Draft Resolution No. 23-033 adopting the 2024-2043 Transportation Improvement Plan for the City of Des Moines; seconded by Deputy Mayor Traci Buxton.
Motion passed 7-0.

Regular Meeting Minutes
June 8, 2023

SECOND READING OF DRAFT RESOLUTION 23-030 RELATING TO
THE CITY OF DES MOINES HOUSING ACTION PLAN
Staff Presentation by Community Development Director Denise Lathrop

Mayor Matt Mahoney opened the Public Hearing at 7:11 p.m.

Community Development Director Denise Lathrop gave Council a brief update.

Mayor Matt Mahoney called those who signed up to speak.

- Martha Hamilton
- Kristi Gwinn

Mayor Matt Mahoney asked 3 times if anyone else wished to speak.

Seeing none, Mayor Matt Mahoney asked Council if they had any questions.

Mayor Matt Mahoney closed the Public Hearing at 7:39 p.m.

Direction/Action

Motion made by Deputy Mayor Traci Buxton to enact Draft Resolution 23-030 adopting the City of Des Moines Housing Action Plan; seconded by Councilmember Jeremy Nutting.

Amended Motion made by Deputy Mayor Traci Buxton to consider her 4 amendments attached in the packet and add a new bullet stating "Remove or reduce regulatory barriers to foster middle housing and ADU's"; seconded by Councilmember Jeremy Nutting.
Amended Motion passed 7-0.

The main motion as amended passed 6-1.

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Gene Achziger, Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Against: Councilmember JC Harris

At 7:47 p.m. Council took a 7 minute break and resumed the meeting at 7:54 p.m.

OLD BUSINESS

CITY COUNCIL APPROVAL FOR ISSUANCE OF A BOND (\$26 MILLION) FOR MARINA AND REDONDO REDEVELOPMENT - SECOND READING
Staff Presentation by City Manager Michael Matthias

City Manager Michael Matthias along with Finance Director Jeff Friend gave Council a PowerPoint Presentation on the Bond.

Direction/Action

Motion 1 made by Councilmember Jeremy Nutting to pass Draft Ordinance No. 23-022 providing for the issuance, sale, and delivery of not to exceed \$26,000,000 of limited tax general obligation bonds for the purpose of constructing public amenities and capital improvements; seconded by Councilmember Vic Pennington.

Amended Motion made by Councilmember JC Harris to omit elements 2, 3, 4 B and 5 from this Bond sale the steps, paid parking, restroom and flag triangle and proceed with the dock replacement and the Redondo fishing pier; seconded by Councilmember Gene Achziger. Amended Motion failed 2-5.

For: Councilmember Gene Achziger, and Councilmember JC Harris

Against: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

The main motion passed 5-2.

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Against: Councilmember Gene Achziger, and Councilmember JC Harris

Motion 2 made by Councilmember Jeremy Nutting to direct staff to bring to the Council any projects identified in the bond, not yet accounted for in the Capital Improvements Plan (CIP), for inclusion in the CIP; seconded by Councilmember Vic Pennington. Motion passed 5-2.

Regular Meeting Minutes
June 8, 2023

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Against: Councilmember Gene Achziger, and Councilmember JC Harris

Direction/Action

Motion made by Councilmember JC Harris to move Old Business Item #2 to the next meeting on June 22, 2023; seconded by Councilmember Gene Achziger.
Motion failed 3-4.

For: Councilmember Gene Achziger, Councilmember JC Harris, and Councilmember Harry Steinmetz.

Against: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, and Councilmember Vic Pennington.

Motion made by Councilmember Jeremy Nutting to keep Old Business Item #2 and forgo Board and Committee Reports; seconded by Councilmember Vic Pennington.
Motion passed 5-2.

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Against: Councilmember Gene Achziger, and Councilmember JC Harris

Direction/Action

Motion made by Councilmember Harry Steinmetz to extent the meeting until 9:30 p.m.; seconded by Councilmember Jeremy Nutting.
Motion passed 5-2.

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Against: Councilmember Gene Achziger, and Councilmember JC Harris

CITY OF DES MOINES CITY COUNCIL PROTOCOL MANUAL
ADOPTION - SECOND READING

Direction/Action

Motion made by Councilmember JC Harris to strike the second sentence in section 7.05.
Motion died for a lack of second.

Motion made by JC Harris that any Councilmember is entitled to meet directly with the HR Director on a matter of confidentiality such as health in section 7.07.
Motion died for a lack of second.

Motion made by Councilmember Harry Steinmetz to add the words "and video recording when possible", and "all standing Committee Meetings/Business Meetings of the Des Moines City Council" to 8.05; seconded by Deputy Mayor Traci Buxton.
The Motion passed 5-2.

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Against: Councilmember Gene Achziger, and Councilmember JC Harris.

Amended Motion made by Councilmember Gene Achziger to add the words "all Ad-Hoc Committee Meetings"; seconded by Councilmember JC Harris.
Amended Motion failed 2-5.

For: Councilmember Gene Achziger, and Councilmember JC Harris.

Against: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Motion made by Councilmember JC Harris to add the words "to all Appointive Committees of the Des Moines City Council" to section 8.05; seconded by Councilmember Gene Achziger.
Motion failed 2-5.

For: Councilmember Gene Achziger, and Councilmember JC Harris.

Regular Meeting Minutes
June 8, 2023

Against: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Motion made by Councilmember JC Harris to add that the City Manager will provide all meeting materials at least 24 hours before the meeting in section 8.06(f); seconded by Councilmember Gene Achziger.
Motion failed 2-5.

For: Councilmember Gene Achziger, and Councilmember JC Harris.

Against: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Motion made by Councilmember Harry Steinmetz to extend the meeting until 10:00 p.m.; seconded by Deputy Mayor Traci Buxton.
Motion passed 6-1.

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember JC Harris, Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Against: Councilmember Gene Achziger

Motion made by Councilmember JC Harris to add a letter (r) to 8.06 stating that following each meeting Public Comment and any materials included at the meeting will be posted on the City website with notification; seconded by Councilmember Gene Achziger.
Motion passed 4-3.

For: Mayor Matt Mahoney; Councilmember Gene Achziger, Councilmember JC Harris, and Councilmember Harry Steinmetz.

Against: Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, and Councilmember Vic Pennington.

Motion made by Councilmember JC Harris in 8.06(k) to add that all Ordinances passed the City Council will require a 2nd reading; seconded by Gene Achziger.

Direction/Action

Motion made by Councilmember Harry Steinmetz to extend the meeting to 10:30 p.m.; seconded by Mayor Matt Mahoney.

Regular Meeting Minutes
June 8, 2023

Motion failed 4-3. Council need 3/4 of Council to approve the extension.

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting and Councilmember Harry Steinmetz.

Against: Councilmember Gene Achziger, Councilmember JC Harris, and Councilmember Vic Pennington.

NEXT MEETING DATE

June 22, 2023 City Council Regular Meeting

ADJOURNMENT

Direction/Action

Motion made by Councilmember Jeremy Nutting to adjourn; seconded by Councilmember Vic Pennington.
Motion passed 7-0.

The meeting adjourned at 9:58 p.m.

MINUTES

**DES MOINES CITY COUNCIL
REGULAR MEETING
City Council Chambers
21630 11th Avenue S, Des Moines, Washington
Thursday, June 22, 2023 - 6:00 PM**

CALL TO ORDER

Mayor Matt Mahoney called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The flag salute was led by Councilmember Jeremy Nutting.

ROLL CALL

Council Present:

Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Gene Achziger; Councilmember JC Harris; Councilmember Jeremy Nutting; Councilmember Vic Pennington; and Councilmember Harry Steinmetz.

Staff Present:

City Manager Michael Matthias; City Attorney Tim George; Assistant City Attorney Matt Hutchins; Assistant Police Chief Mark Couey; Chief Administrative Officer Bonnie Wilkins; Harbormaster Scott Wilkins; Human Resources Director Adrienne Johnson-Newton; Finance Director Jeff Friend; Public Works Director Andrew Merges; Civil Engineer I Khai Le; Management Analyst Rochelle Caton; Recreation Manager Kyle Ehlers; and City Clerk Taria Keane.

Mayor Matt Mahoney made a statement regarding the Water District 54 water contamination.

Direction/Action

Motion 1 made by Deputy Mayor Traci Buxton to set up a meeting with Water District 54 and have Councilmember Vic Pennington act as a liaison for the Council; seconded by Councilmember Jeremy Nutting. Vic Pennington recused himself.
Motion passed 5-1.

Regular Meeting Minutes
June 22, 2023

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Gene Achziger, Councilmember Jeremy Nutting, and Councilmember Harry Steinmetz.

Against: Councilmember JC Harris.

Motion 2 made by Councilmember JC Harris to explore the opportunities to help compensate the severe losses some of our businesses incurred through grants or other programs; seconded by Councilmember Gene Achziger.
Motion passed 7-0.

Motion 3 made by Councilmember Jeremy Nutting to hire an Outside Agency to do an after event review Water District 54 agrees; seconded by Mayor Matt Mahoney.
Motion passed 4-3.

For: Mayor Matt Mahoney; Councilmember Jeremy Nutting, and Councilmember Harry Steinmetz.

Against: Deputy Mayor Traci Buxton; Councilmember Gene Achziger, and Councilmember JC Harris.

Mayor Matt Mahoney made a statement regarding the Cancellation of the Passenger Ferry.

CORRESPONDENCE

There were no additional correspondence outside of the emails already received by Council.

COMMENTS FROM THE PUBLIC

- Chuck Coleman, Thanks to the City
- Victoria Andrews, City Manager Performance Review
- David Emery, Redondo Traffic
- Gary Peterson Jr., 5th Ave
- Michael Rhoads, Marina Safety

CITY MANAGER REPORT

~~SOUTH KING COUNTY COMMUNITY IMPACT FUND~~ - Rescheduled to July 13th

Regular Meeting Minutes
June 22, 2023

1st QUARTER FINANCIAL REPORT

Finance Director Jeff Friend gave Council a PowerPoint Presentation on the 1st Quarter Financial Report.

City Manager Michael Matthias announced the hiring of the new Chief of Police Tim Gately.

CONSENT CALENDAR

Item 1: APPROVAL OF VOUCHERS

Motion is to approve for payment vouchers through June 09, 2023 and payroll transfers through June 05, 2023 in the attached list and further described as follows:

EFT Vendor Payments	#8415-8542	\$ 928,134.64
Wires	#2222-2252	\$1,206,699.41
Accounts Payable Checks	#164938-165017	\$ 267,097.70
Payroll Checks	#19681-19686	\$ 1,677.65
Direct Deposit	#5599-5776	\$ 501,339.65

Total Checks and Wires for A/P and Payroll: \$2,904,949.05

Item 2: 2023 LODGING TAX ADVISORY COMMITTEE SPENDING RECOMMENDATIONS

Motion is to approve the recommendations as submitted by the Lodging Tax Advisory Committee for the expenditure of Lodging Tax funds.

Item 3: 24TH AVE S IMPROVEMENTS PROJECT– RIGHT-OF-WAY ACQUISITION

Motion is to approve and accept a fee simple acquisition of 987 SF and a temporary construction easement of 905 SF on Tax Parcel# 162204-9144, owned by Corenia C. Wood, as well as provide compensation to the owners in the amount of \$40,484.00 for said Right-of-Way acquisition as well as damages in the amount of \$25,150.00 for a total of \$65,634.00 (rounded), and further authorize the City Manager to sign the fee simple acquisition, the temporary construction easement and Real Property Voucher Agreement substantially in the form as submitted.

Item 4: FIELD HOUSE PLAYGROUND EQUIPMENT UPGRADE: CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT

Motion 1 is to direct administration to bring forward a budget amendment to the 2023-2028 Capital Improvement Plan and the 2023 Capital Budget to include the amended Field House Playground Equipment Upgrade Project as shown in (Attachment 1) and as

Regular Meeting Minutes
June 22, 2023

described herein, and include such amendment in the next available budget amendment ordinance.

Motion 2 is to approve the Public Works Contract with PMOW LLC (Contractor), for Field House Playground Equipment Upgrade Project Base Bid + Bid Additive #1 Proposal, in the amount of \$520,525.28, authorize a project construction contingency in the amount of \$47,500.00, and further authorize the City Manager to sign said Contract substantially in the form as submitted.

Motion 3 is to approve the 2022-2023 On-Call General Civil Engineering Services Task Assignment 2022-03 with Perteet Inc. for the Field House Playground Equipment Upgrade Project in the amount of \$23,724.00 for Construction Administration Services, and further authorize the City Manager to sign said Agreement substantially in the form as submitted.

Direction/Action

Motion made by Councilmember Jeremy Nutting to approve the Consent Calendar; seconded by Councilmember Vic Pennington.

Councilmember JC Harris pulled Consent Calendar Item #2.

Councilmember Gene Achziger pulled Consent Calendar Item #4.

The remainder of the Consent Calendar passed 7-0.

Council discussed Consent Calendar Item #2.

Motion made by Councilmember Jeremy Nutting to approve the Consent Calendar Item #2 as presented; seconded by Councilmember Harry Steinmetz.
Motion passed 7-0.

Council discussed Consent Calendar Item #4.

Motion 1 made by Councilmember Jeremy Nutting to approve the Consent Calendar Item #4 as presented; seconded by Deputy Mayor Traci Buxton.
Motion passed 7-0.

Regular Meeting Minutes
June 22, 2023

Motion 2 made by Councilmember Jeremy Nutting to approve the Consent Calendar Item #4 as presented; seconded by Deputy Mayor Traci Buxton.
Motion passed 7-0.

Motion 3 made by Councilmember Jeremy Nutting to approve the Consent Calendar Item #4 as presented; seconded by Deputy Mayor Traci Buxton.
Motion passed 7-0.

OLD BUSINESS

Motion made by Mayor Matt Mahoney to continue with Council Rules and have a hard stop at 8:45 p.m. to allow time to go into Executive Session; seconded by Councilmember Jeremy Nutting.
Motion passed 7-0.

CITY OF DES MOINES CITY COUNCIL PROTOCOL MANUAL
ADOPTION - THIRD READING

Continued Motion from the July 08, 2023 Meeting.

Motion made by Councilmember JC Harris in 8.06(k) add that all Ordinances passed by the City Council will require a 2nd reading; seconded by Gene Achziger.
Motion failed 2-5.

For: Councilmember Gene Achziger, and Councilmember JC Harris

Against: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Motion made by Councilmember JC Harris to strike section 8.08(b)
Motion dies for a lack of second.

Motion made by Deputy Mayor Traci Buxton to change the original B "Actions" to become C and have B say all writings distributed for discussion or consideration at a public meeting or public records. To that end except for emergencies and technical issues, Council members shall not communicate digitally in forms such as, but not limited to calls, text, chat, or social media posting during a council meeting; seconded by Councilmember Vic Pennington.
Motion passed 7-0.

Regular Meeting Minutes
June 22, 2023

Motion made by Councilmember JC Harris to add that the City Attorney shall assist all Councilmembers to section 9.03; seconded by Councilmember Gene Achziger.
Motion fails 2-5.

For: Councilmember Gene Achziger, and Councilmember JC Harris

Against: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Motion made by Deputy Mayor Traci Buxton amended 11(d) to say For Business Council Meetings and Representation Assignments, Councilmember shall adhere to a business casual attire and allowing for appropriate cultural expectations; seconded by Councilmember Harry Steinmetz.
Motion passed 4-3.

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Against: Councilmember Gene Achziger, Councilmember JC Harris, and Councilmember Jeremy Nutting.

Motion made by Councilmember JC Harris to strike the last line in section 11.04(a); seconded by Councilmember Gene Achziger.
Motion failed 2-5.

For: Councilmember Gene Achziger, and Councilmember JC Harris

Against: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Motion made by Councilmember JC Harris to strike section 12.02.
Motion dies for a lack of second.

Motion made by Councilmember JC Harris to strike section 11.04(d); seconded by Councilmember Gene Achziger.
Motion failed 2-5.

For: Councilmember Gene Achziger, and Councilmember JC Harris

Regular Meeting Minutes
June 22, 2023

Against: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Direction/Action

Motion made by Deputy Mayor Traci Buxton to pass Draft Resolution No. 23-031, adopting the City of Des Moines City Council Protocol Manual as amended by Council; seconded by Councilmember Vic Pennington.

Motion passed 5-2.

For: Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Jeremy Nutting, Councilmember Vic Pennington, and Councilmember Harry Steinmetz.

Against: Councilmember Gene Achziger, and Councilmember JC Harris

Direction/Action

Motion made by Councilmember Jeremy Nutting to extend the Council Meeting no later than 9:30 p.m.; seconded by Councilmember Vic Pennington.

Motion passed 7-0.

EXECUTIVE SESSION

At 8:50 p.m. Mayor Matt Mahoney called the Executive Session to order.

ROLL CALL

Council Present:

Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Gene Achziger; Councilmember JC Harris; Councilmember Jeremy Nutting; Councilmember Vic Pennington; and Councilmember Harry Steinmetz

Others Present:

City Manager Michael Matthias; City Attorney Tim George; Assistant Police Chief Mark Couey; Chief Administrative Officer Bonnie Wilkins; Human Resources Director Adrienne Johnson-Newton.

Regular Meeting Minutes
June 22, 2023

PURPOSE

The purpose of the Special meeting was to hold an Executive Session to discuss the Performance of a Public Employee under RCW 42.30.110(1)(g). The Executive Session was expected to last 40 minutes.

No formal action was taken.

The Executive Session lasted 33 Minutes

The meeting adjourned at 9:23 p.m.

NEXT MEETING DATE

July 13, 2023 City Council Regular Meeting.

MINUTES

**DES MOINES CITY COUNCIL
REGULAR MEETING
City Council Chambers
21630 11th Avenue S, Des Moines, Washington
Thursday, July 13, 2023 - 6:00 PM**

CALL TO ORDER

Mayor Matt Mahoney called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The flag salute was led by Deputy Mayor Traci Buxton.

ROLL CALL

Council Present:

Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Gene Achziger; Councilmember JC Harris; Councilmember Jeremy Nutting; Councilmember Vic Pennington; and Councilmember Harry Steinmetz

Staff Present:

City Attorney Tim George; Assistant City Attorney Matt Hutchins; Acting Police Chief Mark Couey; Human Resources Director Adrienne Johnson-Newton; Finance Director Jeff Friend; Director of Parks, Recreation and Senior Services Nicole Nordholm; Management Analyst Rochelle Caton; Community Development Director Denise Lathrop; Planning & Development Services Manager Laura Techico; Senior Planner Jason Woycke; Land Use Planner I Alicia Jacobs; and City Clerk Taria Keane

PRESIDING OFFICER'S REPORT

- Mayor Matt Mahoney made a statement regarding the 4th of July Drone Show.
- Acting Police Chief Mark Couey gave a statement regarding the 4th of July Firework patrol.
- Mayor Matt Mahoney made a statement regarding Water District 54.
- Management Analyst Rochelle Caton made a statement regarding the Emergency Economic Relief Fund Application - [Application](#)

CORRESPONDENCE

There were no additional correspondence outside of the emails already received by Council.

COMMENTS FROM THE PUBLIC

- Victoria Andrews, Drone Show
- Kim Vanwormer, Dangerous Driving

CITY MANAGER REPORT

City Attorney Tim George gave Council a Speed Camera Update.

SOUTH KING FIRE & RESCUE - BRAD CHANEY

- South King Fire & Rescue Public Information Officer/Captain Brad Chaney gave Council a PowerPoint Presentation on South King Fire & Rescue Stations

SOUTH KING COUNTY COMMUNITY IMPACT FUND UPDATE

- Interim Sr. Program Manager Ilays Aden gave Council a PowerPoint Presentation on the South King County Community Impact Fund

DES MOINES COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS PERIODIC REVIEW AND UPDATE

- Community Development Director Denise Lathrop along with Planning and Development Services Manager Laura Techico gave Council a PowerPoint Presentation on the Des Moines Comprehensive Plan Update

CONSENT CALENDAR

Item 1: APPROVAL OF VOUCHERS

Motion is to approve the payment vouchers through June 30, 2023 and payroll transfers through July 05, 2023 in the attached list and further described as follows:

EFT Vendor Payments	#8543-8613	\$ 492,877.18
Wires	#2253-2267	\$3,477,774.71
Accounts Payable Checks	#165018-165051	\$ 151,763.06
Accounts Payable Voided Checks	#8475, #8480 #164813	\$ (32,694.21)
Payroll Checks	#19687-19691	\$ 1,822.72
Direct Deposit	#5777-5946	\$ 474,805.21
Payroll Checks	#19692-19710	\$ 9,475.45

Regular Meeting Minutes
July 13, 2023

Direct Deposit #5947-6119 \$ 491,049.31

Total Checks and Wires for A/P & Payroll: \$5,066,873.43

Item 2: APPROVAL OF MINUTES
Motion is to approve the May 11, 2023 City Council Regular Meeting Minutes.

Direction/Action

Motion made by Councilmember Jeremy Nutting to approve the Consent Calendar; seconded by Councilmember Vic Pennington. Motion passed 7-0.

NEW BUSINESS

INTRODUCTION OF ITEMS FOR FUTURE CONSIDERATION – 10 Minutes

- Councilmember Gene Achziger proposed having a discussion regarding a Task Force with the Police Department and Fire Department for Fireworks Patrol remanded to the Public Safety Emergency Management Committee. Council Supported.

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

(4 minutes per Councilmember) - 30 minutes

COUNCILMEMBER JC HARRIS

- Fireworks
- City Events
- SeaTac Noise Organization
- Water District 54

COUNCILMEMBER VIC PENNINGTON

- City Events
- Water District 54 Meeting

COUNCILMEMBER HARRY STEINMETZ

- City Events
- Sound City Association Public Interest Committee Meeting

Regular Meeting Minutes
July 13, 2023

COUNCILMEMBER GENE ACHZIGER

- Waterland Parade and Events
- Smoke on the Water Bar B Que

COUNCILMEMBER JEREMY NUTTING

- 4th of July Drone Show
- Destination Des Moines Car Show
- Des Moines Art Commission Summer Concert Series

DEPUTY MAYOR TRACI BUXTON

- City Events
- Park Run at the Beach Park
- Des Moines Art Commission Summer Concert Series
- Des Moines Farmers Market
- Public Works Beautification Program

[Beautification Program](#)

PRESIDING OFFICER'S REPORT

- Meeting with Washington State Representative Christine Reeves
- Wesley Skybridge
- Meeting with Congressman Adam Smith
- National Night Out
- Citizens Advisory Committee Meeting

NEXT MEETING DATE

August 03, 2023 City Council Regular Meeting

ADJOURNMENT

Direction/Action

Motion made by Councilmember Harry Steinmetz to adjourn; seconded by Councilmember Jeremy Nutting.
Motion passed 7-0.

The meeting adjourned at 7:57 p.m.

MINUTES

**DES MOINES CITY COUNCIL
REGULAR MEETING
City Council Chambers
21630 11th Avenue S, Des Moines, Washington
Thursday, August 3, 2023 - 6:00 PM**

CALL TO ORDER

Mayor Matt Mahoney called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The flag salute was led by Mayor Matt Mahoney.

ROLL CALL

Council Present:

Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Gene Achziger; Councilmember JC Harris; Councilmember Jeremy Nutting; Councilmember Vic Pennington; and Councilmember Harry Steinmetz

Staff Present:

Chief Administrative Officer Bonnie Wilkins; City Attorney Tim George; Assistant Police Chief Mark Couey; Harbormaster Scott Wilkins; Human Resources Director Adrienne Johnson-Newton; Finance Director Jeff Friend; Public Works Director Andrew Merges; City Engineer Tommy Owen; Civil Engineer II Tyler Beekley; Civil Engineer I Khai Le; Director of Parks, Recreation and Senior Services Nicole Nordholm; Management Analyst Rochelle Caton; and City Clerk Taria Keane

PRESIDING OFFICER'S REPORT

- Councilmember Vic Pennington gave Council an update on the Water District 54 meetings.

Direction/Action

Motion made by Councilmember Vic Pennington to send Memorial Flowers to the family of former Arts Commissioner Nancy Stephan; seconded by Councilmember Jeremy Nutting.
Motion passed 7-0.

CORRESPONDENCE

Regular Meeting Minutes
August 3, 2023

There were no additional correspondence outside of the emails already received by Council.

COMMENTS FROM THE PUBLIC

- Andrea Ornelas, Local 242, Resolution 23-039
- Billy Hetherington, Local 242, Resolution 23-039
- Chuck Coleman, Redondo
- Chris Tollefson, Gun Shots in the Marina
- Melanie Barlow, Speed Ticketing Cameras
- Rick Johnson, Dirt Bikes
- Kay Vann, Racing/Fire Zone

CITY MANAGER REPORT

- Acknowledge Staff for the work they did during Waterland Weekend.

ST. ANNE HOSPITAL UPDATE

- Chief Operating Officer of St. Anne's Hospital Deepak Devasthali gave Council an update on St. Anne's Hospital.
- Chief Administrative Officer Bonnie Wilkins informed Council about the Thank you Letter from Wesley for the City's contribution of \$25,000 to support the construction of the Skywalk.
- Councilmember Gene Achziger asked for an update from Acting Police Chief Mark Couey about issues in Redondo.

CONSENT CALENDAR

- Item 1: APPROVAL OF VOUCHERS
Motion is to approve the payment vouchers through July 25, 2023 and payroll transfers through July 20, 2023 in the attached list and further described as follows:

EFT Vendor Payments	#8614-8753	\$1,608,040.65
Wires	#2268-22852	\$ 125,752.79
Accounts Payable Checks	#165052-165133	\$ 559,214.76
Accounts Payable Voided Checks	#161015 & #165133	\$ (1,054.00)
Payroll Checks	#19711-19720	\$ 39,274.80
Direct Deposit	#6120-6297	\$ 471,204.62

Regular Meeting Minutes
August 3, 2023

Total Checks and Wires for A/P & Payroll: \$2,802,433.62

Item 2: APPROVAL OF MINUTES

Motion is to approve the June 01, 2023 City Council Regular Meeting Minutes.

Item 3: RIGHT OF WAY DEDICATION - COLLEGE WAY

Motion is to approve the dedication of a portion of Sound Transit owned property, Tax Parcel No. 2500600660, for right-of-way purposes, and authorize the City Manager to execute documents for this transaction substantially in the form as submitted after the completion of extinguishment of the existing recorded sewer easement by Sound Transit.

Item 4: WASHINGTON ECONOMIC DEVELOPMENT FINANCE AUTHORITY - BOND REQUEST

Motion is to pass Draft Resolution No. 23-039, approving the action of the State of Washington Economic Development Finance Authority and the issuance of non-recourse revenue bonds to finance an economic development facility for use by Northwest Laborers Training Center.

Item 5: 24TH AVE S IMPROVEMENTS PROJECT - CONSTRUCTION CONTRACT AWARD AND CONSULTANT SERVICES AGREEMENTS

Motion 1 is to direct administration to bring forward a budget amendment to the 2023-2028 Capital Improvement Plan and the 2023 Capital Budget to include the amended 24th Ave S Improvements Project and the amended 24th Ave Pipeline Replacement Project as described herein, and include such amendment in the next available budget amendment ordinance.

Motion 2 is to approve the Public Works Contract with SCI Infrastructure, LLC (Contractor), for the 24th Ave S Improvements Project in the amount of \$7,019,272.55, authorize a project construction contingency in the amount of \$702,000, and further authorize the City Manager to sign said Contract substantially in the form as submitted.

Motion 3 is to approve the Consultant Services Contract with Exeltech Consulting for the 24th Ave S Improvements Project in the amount of \$773,819.36 for Construction Management and Inspection Services, and further authorize the City Manager to sign said Contract substantially in the form as submitted.

Motion 4 is to approve the 2022-2023 On-Call General Civil Engineering Services Task Assignment 2023-12 with Parametrix, Inc. to provide Engineer of Record services for the 24th Ave S Improvements

Regular Meeting Minutes
August 3, 2023

Project in the amount of \$65,889.91, and further authorize the City Manager to sign said Task Assignment substantially in the form as submitted.

Direction/Action

Motion made by Councilmember Jeremy Nutting to approve the Consent Calendar; seconded by Councilmember Vic Pennington.

Councilmember JC Harris pulled Consent Calendar Item #5.

The remainder of the Consent Calendar passed 7-0.

Council discussed Consent Calendar Item #5.

Motion made by Deputy Mayor Traci Buxton to approve the Consent Calendar Item #5 Motion 1 as presented; seconded by Councilmember Jeremy Nutting.
Motion passed 7-0.

Motion made by Deputy Mayor Traci Buxton to approve the Consent Calendar Item #5 Motion 2 as presented; seconded by Councilmember Jeremy Nutting.
Motion passed 7-0.

Motion made by Deputy Mayor Traci Buxton to approve the Consent Calendar Item #5 Motion 3 as presented; seconded by Councilmember Jeremy Nutting.
Motion passed 7-0.

Motion made by Deputy Mayor Traci Buxton to approve the Consent Calendar Item #5 Motion 4 as presented; seconded by Councilmember Jeremy Nutting.
Motion passed 7-0.

NEW BUSINESS

- Item 1: DRAFT ORDINANCE 23-010, COMPOST PROCUREMENT POLICY
Staff Presentation by Surface Water and Environmental Engineering Manager Tyler Beekley, P.E.
- Surface Water and Environmental Engineering Manager Tyler Beekley gave Council a PowerPoint Presentation on the Compost Procurement Policy.

Regular Meeting Minutes
August 3, 2023

Direction/Action

Motion made by Councilmember Jeremy Nutting to enact Draft Ordinance No. 23-010 establishing a compost procurement policy for City projects.

Motion passed 7-0.

Item 2: INTRODUCTION OF ITEMS FOR FUTURE CONSIDERATION – 10 Minutes

Councilmember Harry Steinmetz proposed to add to next year's Economic Development Work Plan to come up with a short-term rental regulatory framework for the City. Council supported this proposal.

Direction/Action

Motion made by Councilmember JC Harris made a send Flowers to the family of the Founder of the Des Moines Food Bank Carol Davis out of the Hearts and Minds Fund; seconded by Deputy Mayor Traci Buxton. Motion passed 7-0.

Councilmember JC Harris proposed that the City look into resizing the podium. Staff will review.

Mayor Matt Mahoney proposed letters to the City's of SeaTac, Burien, Federal Way, and Normandy Park to look into adding Flock Camera's system in their respective City's. Council Supported this proposal.

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

(4 minutes per Councilmember) - 30 minutes

COUNCILMEMBER JC HARRIS

- Redondo Safety
- Des Moines Marina Gates
- National Night Out
- Port of Seattle Meeting

COUNCILMEMBER VIC PENNINGTON

- Redondo Safety
- Thanked Staff and Volunteers for the City Summer Events

COUNCILMEMBER HARRY STEINMETZ

- Sound Cities Association Meeting and Greet
- Movie in the Park

Regular Meeting Minutes
August 3, 2023

- Summer Concert Series
- National Night Out
- Redondo Safety

COUNCILMEMBER GENE ACHZIGER

- Thanked the Waterland Weekend the Volunteer Groups
- Asked about the Kent Des Moines Closure

COUNCILMEMBER JEREMY NUTTING

- Thanked Staff and Volunteers for the City Summer Events
- National Night Out

DEPUTY MAYOR TRACI BUXTON

- National Night Out
- Senior Services Advisory Committee Meeting
- Des Moines Farmers Market Meeting
- Human Services Advisory Committee Meeting
- Highline Forum Meeting

PRESIDING OFFICER'S REPORT

- Thanked Staff and Volunteers for the City Summer Events along with Judson Park and the Theater
- National Night Out
- Summer Concert Series
- Citizens Advisory Committee Meeting
- Redondo Safety

NEXT MEETING DATE

August 17, 2023 City Council Study Session

ADJOURNMENT

Direction/Action

Motion made by Councilmember Vic Pennington to adjourn; seconded by Jeremy Nutting.
Motion passed 7-0.

The meeting adjourned 7:32 p.m.

MINUTES

**DES MOINES CITY COUNCIL
STUDY SESSION
City Council Chambers
21630 11th Avenue S, Des Moines, Washington
Thursday, August 17, 2023 - 6:00 PM**

CALL TO ORDER

Mayor Matt Mahoney called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The flag salute was led by Councilmember Harry Steinmetz

ROLL CALL

Council Present:

Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Gene Achziger; Councilmember JC Harris; Councilmember Jeremy Nutting; and Councilmember Harry Steinmetz

Council Absent:

Councilmember Vic Pennington

Direction/Action

Motion made by Jeremy Nutting to excuse Councilmember Vic Pennington; seconded by Councilmember Harry Steinmetz. Motion passed 6-0.

Staff Present:

City Manager Michael Matthias; Chief Administrative Officer Bonnie Wilkins; Police Chief Tim Gately; Assistant Police Chief Mark Couey; Assistant Police Chief Patti Richards; Detective Sergeant Scott Oak; Harbormaster Scott Wilkins; Assistant Harbormaster Katy Bevegni; Judge Lisa Leone; Court Administrative Services Manager Melissa Patrick; Court Marshal Tunde Daramola; Finance Director Jeff Friend; Human Resources Director Adrienne Johnson-Newton; Human Resource Analyst Shawna Thomas; Human Resource Analyst Betsy Dunn; Human Resources Analyst Nyree Ausler; Community Development Director Denise Lathrop; Director of Emergency Management and Workplace Safety Shannon Kirchberg; and Management Analyst Rochelle Caton

CITY MANAGER REPORT

Study Session Minutes
August 17, 2023

SWEARING IN OF POLICE CHIEF TIM GATELY

- Judge Lisa Leone swore in Tim Gately as the new Des Moines Police Chief.
- Police Chief Time Gately addressed the Council.

City Manager Michael Matthias had staff do New Staff Introductions.

- Human Resource Director Adrienne Johnson-Newton introduced Nyree Ausler, HR Analyst.
- Director of Court Administration Melissa Patrick introduced Tunde Daramola, Court Marshall

Chief Administrative Officer Bonnie Wilkins along with Adrienne Johnson-Newton presented to Council the 2023 Innovations in Local Government Sustainability Program Award that the City was awarded from WCMA

Mayor Matt Mahoney made a statement regarding the Travel Inn Motel.

CORRESPONDENCE

- There were no additional correspondence outside of the emails already received by Council.

PUBLIC COMMENT

- Kay Vann, Introduction

NEW BUSINESS

INTRODUCTION OF ITEMS FOR FUTURE CONSIDERATION - 10 MINUTES

- There were no new items for future consideration.

BOARD & COMMITTEE REPORTS/ COUNCILMEMBER COMMENTS

(4 minutes per Councilmember) - 30 Minutes

COUNCILMEMBER HARRY STEINMETZ

- Cambodian Festival
- Des Moines Farmers Market
- Concerts in the Park
- Movie in the Park

COUNCILMEMBER GENE ACHZIGER

Study Session Minutes
August 17, 2023

- No Report

COUNCILMEMBER JEREMY NUTTING

- No Report

COUNCILMEMBER JC HARRIS

- Citizens Advisory Committee Meeting

DEPUTY MAYOR TRACI BUXTON

- Touch a Truck
- Concert in the Park
- Comprehensive Plan Survey
- Coffee with the Mayor

PRESIDING OFFICER'S REPORT

- Judson Park's 60th Anniversary
- Cambodian Festival
- Fundraiser for Ugandan Women
- Coffee with the Mayor
- Citizens Advisory Committee Meeting
- Theater in the Park
- Blues and Brews Festival

NEXT MEETING DATE

August 23, 2023 City Council Study Session

ADJOURNMENT

Direction/Action

Motion made by Councilmember Jeremy Nutting to adjourn; seconded by Councilmember Harry Steinmetz.
Motion passes 6-0.

The meeting adjourned at 6:32 p.m.

MINUTES

DES MOINES CITY COUNCIL
STUDY SESSION
City Council Chambers
21630 11th Avenue S, Des Moines, Washington
Wednesday, August 23, 2023 - 6:00 PM

CALL TO ORDER

The meeting was called meeting to order at 6:06 p.m.

PLEDGE OF ALLEGIANCE

The flag salute was led by Councilmember Vic Pennington.

ROLL CALL

Council Present:

Mayor Matt Mahoney; Deputy Mayor Traci Buxton; Councilmember Gene Achziger; Councilmember JC Harris; Councilmember Jeremy Nutting; Councilmember Vic Pennington; and Councilmember Harry Steinmetz

Staff Present:

City Manager Michael Matthias; Chief Administrative Officer Bonnie Wilkins; Human Resources Director Adrienne Johnson-Newton; Harbormaster Scott Wilkins; Public Works Director Andrew Merges; Management Analyst Rochelle Caton; and Director of Emergency Management and Workplace Safety Shannon Kirchberg

COMMENTS FROM THE PUBLIC

Please Note: *Comments from the public must be limited to the items of business on the Study session Agenda per Council Rule 10. Please sign in prior to the meeting and limit your comments to three (3) minutes.*

- Victoria Andrews, Water District 54/City Collaboration
- Mike Nordean, Water District 54/City Collaboration

DISCUSSION ITEMS

WATER DISTRICT 54

- Council, City Staff, and Member from Water District 54 discussed the After Action Report.

Study Session Minutes
August 23, 2023

At 7:30 p.m. Council took a 8 minute break and resumed the meeting at 7:38 p.m.

EXECUTIVE SESSION

NEXT MEETING DATE

September 07, 2023 City Council Regular Meeting

ADJOURNMENT

Direction/Action

Motion made by Councilmember Jeremy Nutting to adjourn; seconded by Councilmember Harry Steinmetz.
Motion passes 7-0.

The meeting adjourned at 8:11 p.m.

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: National Preparedness Month
Proclamation

ATTACHMENTS:
1. Proclamation

FOR AGENDA OF: 09-07-2023

DEPT. OF ORIGIN: Administration

DATE SUBMITTED: 08-03-2023

CLEARANCES:

☒ City Clerk JK
☐ Community Development ____
☐ Courts ____
☐ Emergency Management ____
☐ Finance ____
☐ Human Resources ____
☐ Legal ____
☐ Marina ____
☐ Police ____
☐ Parks, Recreation & Senior Services ____
☐ Public Works ____

APPROVED BY CITY MANAGER
FOR SUBMITTAL: [Signature]

Purpose and Recommendation

The purpose of this agenda item is to recommend City Council approval of the attached proclamation supporting September as National Preparedness Month

Suggested Motion

Motion: "I move to approve the Proclamation supporting September as National Preparedness Month."

Background

National Preparedness Month, occurring annually in September since 9/11, creates an ideal opportunity for every resident to join citizens across the United States in preparing their homes, businesses, and communities for any type of emergency, including natural disasters and potential terrorist attacks. During an emergency, First Responders may not always be able to reach you quickly. Planning before a disaster happens is the best way to improve community recovery. During National Preparedness Month, community members are encouraged to take time to prepare for emergencies and disasters that can impact them for days at a time.

Discussion

Council previously approved a Proclamation supporting September as National Preparedness Month in 2022.

Alternatives

None provided.

Financial Impact

No financial impact.

Recommendation

Administration supports Council approving the Proclamation supporting September as National Preparedness Month.

City of Des Moines



ADMINISTRATION
21630 11th AVENUE S, SUITE A
DES MOINES, WASHINGTON 98198-6398
(206) 878-4595 T.D.D: (206) 824-6024 FAX: (206) 870-6540



Proclamation

WHEREAS, National Preparedness Month, occurring annually in September since 9/11, creates an ideal opportunity for every resident to join citizens across the United States in preparing their homes, businesses, and communities for any type of emergency, including natural disasters and potential terrorist attacks; and

WHEREAS, planning now, before a disaster, is the best way to improve community recovery from disasters; and

WHEREAS, when individuals take responsibility for preparing their families and their communities, the chance of survival and return to normalcy following a disaster is greatly increased; and

WHEREAS, First Responders may not always be able to reach you quickly in an emergency or disaster, and the most important step you can take in helping them is being able to take care of yourself and those in your care for at least a short period of time following an incident

WHEREAS, during National Preparedness Month, community members are encouraged to take time to prepare yourself and those in your care for emergencies and disasters that can impact our neighborhoods for days at a time; and

NOW THEREFORE, The Des Moines City Council hereby declares September as

NATIONAL PREPAREDNESS MONTH

and urges all Des Moines residents to make sure that their families are prepared for an emergency by 1) prepare a Disaster Supply Kit and 2) create a Family Emergency Plan.

SIGNED this 7th day of September, 2023.

Matt Mahoney, Mayor

A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Childhood Cancer Awareness Month
Proclamation

FOR AGENDA OF: September 07, 2023

DEPT. OF ORIGIN: Administration

ATTACHMENTS:
1. Proclamation

DATE SUBMITTED: August 29, 2023

CLEARANCES:

- ☒ City Clerk *SK*
- ☐ Community Development _____
- ☐ Courts _____
- ☐ Emergency Management _____
- ☐ Finance _____
- ☐ Human Resources _____
- ☐ Legal _____
- ☐ Marina _____
- ☐ Police _____
- ☐ Parks, Recreation & Senior Services _____
- ☐ Public Works _____

APPROVED BY CITY MANAGER
FOR SUBMITTAL: *[Signature]*

Purpose and Recommendation

The purpose of this agenda item is to recommend City Council approval of the attached Proclamation declaring September as Childhood Cancer Awareness Month.

Suggested Motion

Motion: "I move to approve the Proclamation declaring September as Childhood Cancer Awareness Month."

Background

Each year in the United States more than 15,000 children, from birth to 19 years of age are diagnosed with cancer, equal to about 42 childhood cancer diagnoses each day. Worldwide, there are more than 300,000 new childhood cancer diagnoses, equal to about a child being diagnosed with cancer every 3 minutes.

Discussion

Council previously approved a Proclamation declaring September as Childhood Cancer Awareness Month in 2015, 2018, 2019, 2020, 2021, and 2022.

Alternatives

None provided.

Financial Impact

No financial impact.

Recommendation

Administration supports Council approving the Proclamation declaring September as Childhood Cancer Awareness Month.

City of Des Moines



ADMINISTRATION
21630 11th AVENUE S, SUITE A
DES MOINES, WASHINGTON 98198-6398
(206) 878-4595 T.D.D: (206) 824-6024 FAX: (206) 870-6540



Proclamation

WHEREAS, each year in the United States more than 300,000 children and youth under the age of 19 are diagnosed with cancer worldwide; and

WHEREAS, childhood cancer is the #1 disease-related cause of death for children in the United States and many other countries; and

WHEREAS, although the five-year survival rate for childhood cancers has reached 80 percent, nearly 2,000 American children under the age of nineteen will die each year from cancer, making it the leading killer of children by disease; and

WHEREAS, those that do survive will face at least one chronic health condition later on in life; and

WHEREAS, the causes of childhood cancer are largely unknown and more studies are needed to understand which treatments work best for children; and

WHEREAS, cancer treatment for children often must differ from traditional adult treatments to take into account children's developmental needs and other factors; and

WHEREAS, children including Layla Beckstrand is just one of many hundreds of children who have been successfully treated for cancer at Seattle Children's Hospital, and her family now volunteers there to raise awareness about childhood cancers; and

WHEREAS, Des Moines is a caring community that supports children and families;

NOW THEREFORE, THE DES MOINES COUNCIL HEREBY PROCLAIMS the month of September as

CHILDHOOD CANCER AWARENESS MONTH

SIGNED this day 7th day of September, 2023.

Matt Mahoney, Mayor

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Joint Minor Home Repair Program -
Interlocal Agreement

FOR AGENDA OF: September 7, 2023

DEPT. OF ORIGIN: Community Development

ATTACHMENTS:

DATE SUBMITTED: August 24, 2023

1. Interlocal Agreement between the Cities of SeaTac, Des Moines, Covington, and Tukwila for Planning, Funding, and Implementation of a Joint Minor Home Repair Program.
2. Revised Exhibit A – 2022 Funds

CLEARANCES:

- ☐ City Clerk _____
- ☒ Community Development DEL
- ☐ Courts _____
- ☐ Emergency Management _____
- ☒ Finance MM
- ☐ Human Resources _____
- ☒ Legal TG
- ☐ Marina _____
- ☐ Police _____
- ☐ Parks, Recreation & Senior Services _____
- ☐ Public Works _____

APPROVED BY CITY MANAGER
FOR SUBMITTAL: [Signature]

Purpose and Recommendation

The purpose of this item is to seek Council approval of revised Exhibit A (Attachment 2) to the existing Interlocal Agreement (Attachment 1) between the Cities of SeaTac, Des Moines, Covington, and Tukwila for planning, funding and implementing a Joint Minor Home Repair (MHR) Program. The Agreement shall remain in effect in an ongoing basis so long as funds are available. Des Moines' updated share of the Community Development Block Grant funds provided by King County for the program is \$27,500 to provide maintenance and repairs. No City funds are used for the Program. The following motion will appear on the consent calendar:

Suggested Motion

Motion: "I move to authorize the City Manager to approve revised Exhibit A of the Interlocal Agreement between the Cities of SeaTac, Des Moines, Covington and Tukwila, accepting \$27,500 for maintenance and repairs for the Minor Home Repair Program substantially in the form as submitted."

Background

King County annually receives Community Development Block Grant (CDBG) Funds from the United States Department of Housing and Urban Development that have been used to fund the Minor Home Repair Program. The primary objective of the CDBG Program as set forth by Congress is “the development of viable urban communities, by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.” Federal regulations define persons who are considered low and moderate income as households earning under 80% of the area median income, as determined by HUD, adjusted by household size.

King County administers CDBG funds on behalf of the King County CDBG Consortium. The Consortium is established under Interlocal Cooperation Agreements between the County and 34 cities and towns. A Joint Recommendations Committee (JRC) comprised of officials representing local government members of the Consortium is appointed annually by the Suburban Cities Association to advise the County Executive on CDBG funding and policy decisions.

Discussion

The partnered Cities of SeaTac, Tukwila, Covington and Des Moines again submitted a competitive joint application for 2022 funds to be distributed in 2023, and were awarded \$114,000. The Des Moines share is \$27,500.

The City of Des Moines has been a recipient of these funds since 2006. Throughout that time, staff has met all requirements of King County for the proper expenditure of grant funds. These projects provided necessary repair and maintenance to help our citizens stay in their homes. With the 2021 funds, distributed the first half of 2023, the City’s provided assistance to 13 households for 19 projects.

The program will continue to be administered by the City of SeaTac, who will serve as the fiscal agent for the four cities, as well as handle the administration with King County. Each city will hire their own contractors, screen their clients, and make referrals. SeaTac will advance the money to Des Moines, administer the paperwork, and request reimbursement from King County. The majority of the federal requirements are met by SeaTac as they administer the program and are responsible for the distribution of the funds. There are no changes to the signed 2022 agreement, which will remain in effect on an ongoing basis so long as funds are available.

Alternatives

The Council could choose not to approve revised Exhibit A of the Interlocal Agreement, and withdraw from the partnership. This would eliminate the funding for the minor home repair program, and eligible low to moderate income homeowners in the community would not receive funds for repair of their homes.

Financial Impact

Des Moines’ share of the Community Development Block Grant funds provided by King County for the program is \$27,500 to provide maintenance and repairs. If the revised Exhibit A of the Interlocal Agreement is accepted, the City will incur some staff costs for administering the program, paying invoices, submitting reimbursement requests and receipting reimbursements from SeaTac. SeaTac will advance the money to Des Moines, and then collect from King County.

Recommendation

Finance and Legal Departments concur, and recommend approval of revised Exhibit A of the Interlocal Agreement.

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF SEATAC, DES
MOINES, COVINGTON, AND THE CITY OF TUKWILA FOR
PLANNING, FUNDING, AND IMPLEMENTATION OF A JOINT MINOR
HOME REPAIR PROGRAM**

THIS INTERLOCAL AGREEMENT (“Interlocal”) is entered into pursuant to Chapter 39.34 RCW, the Interlocal Cooperation Act, by the City of Covington (“Covington”), the City of Des Moines (“Des Moines”), the City of SeaTac (“SeaTac”), and the City of Tukwila (“Tukwila”), hereinafter referred to as “City” or “Cities,” to provide for planning, funding, and implementation of a minor home repair program.

WHEREAS, the Cities engage in activities which support human service providers in King County; and

WHEREAS, the Cities wish to make the most efficient use of their resources by cooperating to provide funding to support human service providers in south King County; and

WHEREAS, through the Interlocal Cooperation Act, Chapter 39.34 RCW, the Cities have the authority to engage in cooperative efforts that will result in more efficient use of government resources;

WHEREAS, the Cities are signatories to a preceding interlocal agreement for the planning, funding, and implementation of a joint minor home repair program dated February 29, 2012 (the “Former Agreement”);

NOW, THEREFORE, and in consideration of the terms, conditions, and performances made herein, it is agreed as follows:

1. Purpose. The purpose of this Interlocal is to set up a cooperative arrangement between the Cities to consolidate the funding process and implementation of a minor home repair program. This Interlocal will increase the efficiency of administering the program while decreasing administrative costs.

2. Responsibilities.

A. SeaTac’s Duties.

1) Contract and act as the fiscal and administrative agent with King County for the implementation of a Community Development Block Grant for a minor home repair program for Covington, Des Moines, SeaTac and Tukwila.

2) Maintain required documentation and prepare required reports for King County consistent with the County’s requirements regarding the use of Community Development Block Grant funds.

3) Maintain accounts and records that properly reflect transactions related to this Interlocal.

4) Responsible for reimbursing participating cities and submitting required paperwork to King County.

5) Responsible for the implementation of the minor home repair program within SeaTac in accordance with terms specified in the Block Grant contract between SeaTac and King County.

6) Review and pay invoices for any services performed in SeaTac pursuant to this Interlocal.

7) Reimburse Tukwila, Covington, and Des Moines on an as received basis for any invoices received pursuant to this Interlocal.

B. Tukwila's Duties

1) Responsible for the implementation of the minor home repair program within Tukwila in accordance with terms specified in the Block Grant contract between SeaTac and King County.

2) Review and pay invoices for any services performed in Tukwila pursuant to this Interlocal.

3) Remit invoices to SeaTac for reimbursement.

C. Des Moines' Duties

1) Responsible for the implementation of the minor home repair program within Des Moines in accordance with terms specified in the Block Grant contract between SeaTac and King County.

2) Review and pay invoices for any services performed in Des Moines pursuant to this Interlocal.

3) Remit invoices to SeaTac for reimbursement.

D. Covington's Duties

1) Responsible for the implementation of the minor home repair program within Covington in accordance with terms specified in the Block Grant contract between SeaTac and King County.

2) Review and pay invoices for any services performed in Covington pursuant to this Interlocal.

3) Remit invoices to SeaTac for reimbursement.

E. Cities' Joint Duties

1) Subcontract with an agency/contractors that will perform qualified home repairs in Tukwila, SeaTac, Covington, and Des Moines in accordance with King County's Block Grant program and applicable city policies.

2) No City shall use more funds than have been annually allocated to it by King County for a minor home repair program. However, if a City is unable to spend its portion of the funds by the 3rd quarter of the year for which the funds were allocated, the Cities may mutually agree to shift those funds to another City that has an on-going demand for minor home repair. Fund allocation shall be as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference. Exhibit A shall be amended annually and all subsequent amended Exhibit As shall automatically supersede the prior Exhibit A and be fully incorporated herein upon distribution of each amended Exhibit A to all of the Cities by the administrative agent.

3) Abide by additional requirements outlined in the agreement between SeaTac and King County for a minor home repair program, which is attached hereto as Exhibit II and incorporated herein by this reference. Exhibit II shall be amended annually and all subsequent amended Exhibit Bs shall automatically supersede the prior Exhibit B and be fully incorporated herein upon distribution of each amended Exhibit II to all of the Cities by the administrative agent.

4) The Cities agree to include the following language verbatim in every subcontract, provider agreement, or purchase agreement for services which relate to the subject matter of this Contract: "Subcontractor shall protect, defend, indemnify, and hold harmless King County, its officers, employees and agents from any and all costs, claims, judgments, and/or awards of damages arising out of, or in any way resulting from the negligent act or omissions of subcontractor, its officers, employees, and/or agents in connection with or in support of this Contract. Subcontractor expressly agrees and understands that King County is a third party beneficiary to this Contract and shall have the right to bring an action against subcontractor to enforce the provisions of this paragraph."

5) Duration. This Interlocal shall become effective when it is approved by the Cities and shall remain in effect on an ongoing basis so long as funds are available for the minor home repair program.

6) Termination. Any City may terminate this Interlocal without cause by giving the other Cities a thirty-day written notice. The terminating City shall remain fully responsible for meeting its funding responsibilities to date up to the point of termination and other obligations established by this Interlocal through the end of the calendar year in which such notice is given. The administrative agent is authorized to terminate the participation of any City that does not fulfill its obligations as set forth in this Agreement. Written notice of such termination shall be mailed to each City and shall become effective upon said mailing.

7) Notices. Notices to the Cities shall be sent to the following persons:

City	Contact
SeaTac	Human Services Coordinator, Kim Cooper 4800 S. 188 th Street, SeaTac, WA 98188 206-973-4815; kcooper@ci.seatac.wa.us
Des Moines	Tina Hickey 21630 11 th Ave S, Suite D Des Moines, WA 98198-6398 206-870-6558; Thickey@desmoineswa.gov
Covington	Personnel Division/Human Services, Julie Johnston 16720 SE 271 st Street, Ste. 100 Covington, WA 98042 253-480-2411; jjohnston@covingtonwa.gov
Tukwila	Human Services Program Coordinator, Stacy Hansen 6200 Southcenter Blvd, Tukwila, WA 98188 206-433-7180; Stacy.Hansen@tukwilaWA.gov

8) **Indemnification.** Each City agrees to indemnify the other City from any claims, damages, losses, and costs, including, but not limited to, attorney's fees and litigation costs arising out of claims by third parties for breach of contract, property damage, and bodily injury, including death, caused solely by the negligence or willful misconduct of such City, the City's employees, affiliated corporations, officers, and lower tier subcontractors in connection with this Interlocal.

Each City hereby waives its immunity under Title 51 of the Revised Code of Washington for claims of any type brought by any City agent or employee against the other City. This waiver is specifically negotiated by the parties and a portion of the City's payment hereunder is expressly made the consideration for this waiver.

9) **Insurance.** Each City shall procure and maintain in full force throughout the duration of the Interlocal comprehensive general liability insurance with a minimum coverage of \$1,000,000.00 per occurrence/aggregate for personal injury and property damage. In the event that a City is a member of a pool of self-insured cities, the City shall provide proof of such membership in lieu of the insurance requirement above. Such self-insurance shall provide coverage equal to or greater than that required of non-self insurance pool member Cities.

10) **Applicable Law; Venue; Attorney's Fees.** This Interlocal shall be governed by and construed in accordance with the laws of the State of Washington. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Interlocal, the parties specifically understand and agree that venue shall be exclusively in King County, Washington. The prevailing party in any such action shall be entitled to its attorney's fees and costs of suit.

11) **Counterparts.** This document may be executed in any number of counterparts, each of which shall be considered an original.

12) **Amendment or Modification.** This Interlocal may be amended or modified in writing with the mutual consent of the Cities. Amendments or modifications to this Interlocal shall not require the approval of the Cities' legislative bodies.

13) Former Agreement Terminated and Superseded. The Former Agreement between the Cities is hereby terminated and superseded by this Interlocal.

IN WITNESS WHEREOF, the undersigned have entered into this Interlocal as of this 27 day of April, 2022.

CITY OF SEATAC

By: Carl Cole
Carl Cole, City Manager

Date: 05/02/2022

Attest: _____
[Printed Name]
Title: _____

Approved As To Form:

Mary Mirante Bartolo
Mary Mirante/Bartolo, City Attorney

CITY OF TUKWILA

By: Allan Ekberg
Allan Ekberg, Mayor

Date: 6/9/2022

Attest: _____
[Printed Name] Andy Youn
Title: Deputy City Clerk

Approved As To Form:

Kari L. Sand
City Attorney

CITY OF DES MOINES

By: _____
Michael Matthias, City Manager

Date: _____

Attest: _____
[Printed Name]
Title: _____

Approved As To Form:

Mathew Hutchins, Assistant City Attorney

CITY OF COVINGTON

By: _____
Regan Bolli, City Manager

Date: _____

Attest: _____
[Printed Name]
Title: _____

Approved As To Form:

Kathy Hardy, City Attorney

EXHIBIT A

Interlocal Between the Cities For Planning, Funding, and Implementation of a Joint Minor Home Repair Program

Contract Year 2022 utilizing 2021 funds : See attached letter confirming City and Contact information.

Name of Agencies	Participating Cities & Funding
Qualified contractors	SeaTac - Lead City
	\$27,500
	Des Moines
	\$27,500
	Tukwila
	\$27,500
Covington	\$27,500
Personnel & Project Management	
TOTAL	\$110,000
Notices to the Cities shall be sent to the following persons:	
<u>City of Covington:</u> Julie Johnston – 253-480-2411 jjohnston@covingtonwa.gov <u>City of Des Moines:</u> Tina Hickey – 206-870-6558 thickey@desmoineswa.gov <u>City of SeaTac:</u> Kim Cooper – 206-973-4815 kcooper@ci.seatac.wa.us <u>City of Tukwila</u> Stacy Hansen – 206-433-7180 Stacy.hansen@tukwilawa.gov	

EXHIBIT A – 2022 Funds

Interlocal Between the Cities For Planning, Funding, and Implementation of a Joint Minor Home Repair Program

Contract Year 2023 utilizing 2022 funds

Name of Agencies	Participating Cities & Funding
Qualified contractors	Tukwila - Lead City \$27,500
	Covington \$27,500
	Des Moines \$27,500
	SeaTac \$27,500
	<u>HCD Environmental Review</u> \$4,000
	TOTAL \$114,000
Notices to the Cities shall be sent to the following persons:	
<u>City of Covington:</u> Julie Johnston – 253-480-2411 jjohnston@covingtonwa.gov	
<u>City of Des Moines:</u> Tina Hickey – 206-870-6558 thickey@desmoineswa.gov	
<u>City of SeaTac:</u> Kim Cooper – 206-973-4815 kcooper@ci.seatac.wa.us	
<u>City of Tukwila</u> Stacy Hansen – 206-433-7180 Stacy.hansen@tukwilawa.gov	

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Human Services Advisory Committee
Appointment

ATTACHMENTS:
1. Application

FOR AGENDA OF: September 07, 2023

DEPT. OF ORIGIN: Administration

DATE SUBMITTED: August 28, 2023

CLEARANCES:

- ☐ City Clerk _____
- ☐ Community Development _____
- ☐ Courts _____
- ☐ Emergency Management _____
- ☐ Finance _____
- ☐ Human Resources _____
- ☐ Legal _____
- ☐ Marina _____
- ☐ Police _____
- ☐ Parks, Recreation & Senior Services _____
- ☐ Public Works _____

APPROVED BY CITY MANAGER
FOR SUBMITTAL: 

Purpose and Recommendation

The purpose of this agenda item is to recommend City Council approval of an appointment to the City of Des Moines Human Services Advisory Committee.

Suggested Motion

Motion: "I move to confirm the mayoral appointment of Lin Cashman to an unexpired term on the City of Des Moines Human Services Advisory Committee effective immediately and expiring on December 31, 2024.

Background

The City Council adopted Ordinance No. 1047 establishing the Human Services Advisory Committee in February, 1993. The ordinance details the powers, duties, membership, and meeting requirements for the Human Services Advisory Committee. The Committee is chartered with evaluating and recommending annual funding for human services agency requests submitted to the City. The Committee consists of seven members. Two of the members of the Committee need not be residents of the City. The Committee terms are for two years and members may be appointed for up to two terms.

Discussion

Lin Cashman is seeking to fill an open vacancy on the Committee.

Alternatives

None Provided.

Financial Impact

No financial impact.

Recommendation

Des Moines Administration recommends the Mayoral appointment of Lin Cashman to an open vacancy on the Human Services Advisory Committee.



Employment Application | Submitted: 17-Jun-2023

AAA

Lin Cashman

☎ (253) 709-2928
✉ lincashman1@gmail.com
🏠 22027 6th Ave. S. #305
Des Moines, WA 98198
USA

Des Moines Citizens Advisory Committee

Job Location - Des Moines, WA
Department - Administration
Source - Other - I contacted the City of Des Moines

Employment History

Please list your previous employers starting with your current, or most recent employer.

Note: If you are unable to provide a phone number, enter 000-000-0000.

Employment Gap - Unemployed

Jun/2017 - Jun/2023

Details: I am fully retired **Length:** 6 years

Browns Point United Methodist Church

Job Title: Office Administrator

Dates Employed From: Apr/2000
Dates Employed To: Jun/2017
Employment Length: 17 years, 2 months

Duties: Was in charge of the day to day office operations of the church, including receptionist, phone, correspondence, newsletter and weekly bulletin preparation.

Reason For Leaving: I worked well with 4 pastors over these years, but the new pastor was not a good fit for the 2 of us.

Supervisor Name:
Reverend Katie Klosterman
Supervisor Phone: 253-927-3188

Address: 5339 Browns Point Blvd. NE
Tacoma, WA, 98422, UNITED STATES
Phone: 253-927-3188

May We Contact? Yes

City of Kent

Job Title: Human Services Manager

Dates Employed From: Jan/1992
Dates Employed To: Feb/1999
Employment Length: 7 years, 1 month

Supervisor Name: Jim
Harris (now retired)
Supervisor Phone: 2253-856-5200

Address: 400 W. Howe St. Kent, WA,
98032, UNITED STATES
Phone: 253-856-5200

Duties: I was manager of the City's Office of Housing and Human Services, supervising staff that provided both housing repair services and monitoring of the nonprofit human services agencies that the City supported financially.

May We Contact? Yes

Reason For Leaving: Retired after 31 years with the City of Kent

Education

List below your educational background, including high school, all colleges, trade and military service schools.

Western Washington State University | College or University

Degree: None

Major: General Studies

Location: Bellingham, WA, UNITED STATES

Graduated? No

Years Attended From: 1965

Years Attended To: 1966

Resume

You may provide us with your resume here. This is optional but we encourage any additional information that will help in the Committee's review. You may either copy and paste a resume in the space provided or upload a file.

There are no files uploaded for this applicant.

Text Only Resume

No Text Only Resume on File

Admin Uploaded Files

There are no admin uploaded files for this applicant.

References

Please fill out the information below regarding references.

Note: If you are unable to provide a phone number, enter 000-000-0000. If you are unable to provide an email address, enter noreply@noemail.com

Rev. Elizabeth Ingram Schindler

Relationship: Former employer

Phone: 919-475-1478

Company: Browns Point United Methodist Church

Occupation: Lead Pastor

Andrew Larsen

Relationship: Former co-worker and friend

Phone: 253-874-5484

Company: Browns Point UMC

Occupation: Church pianist

Marvin Eckfeldt

Relationship: Worked with as member of Kent Human Services Committee

Phone: 253-852-2957

Company: Retired

Occupation: Former pastor and Human Services Committee member in Kent

Job Questions

Citizens Advisory Committee | Score Total - 0

Question	Answer	Score	Disqualifier?
Are you over 18? *	Yes	0	
Are you a Des Moines Resident? *	Yes	0	
If no, please list the City in which you currently live.	This question was not answered.		
Date available for appointment to committee: *	June 20, 2023		
Can you attend evening meetings? *	Yes	0	
Can you attend daytime meetings? *	Yes	0	
Can you attend weekend meetings? *	Yes	0	
Serving on a committee requires a time commitment. Approximately how many hours each month can you devote to the City Board? *	5-10		
Have you previously served or are you currently on one of the City of Des Moines committees? *	No	0	
If yes, please list the committee(s) below: *	N/A		
Please list any related professional and or community activities that you are involved in. *	Previous Human Services experience		
Why do you wish to serve in this capacity and what can you contribute? *	I wish to serve on the Human Services Advisory Committee. My desire is based on my passion for providing Human Services support for those in need in our community. I feel that I have have a lot to contribute because of my previous role (before		

	retirement) as Human Services Manager for a neighboring City.	
Would you consider being an alternate? *	Yes	0
How do you communicate with your neighbors? *	I live in a multi unit building and have daily contact with others in the building. I also do daily walks at the DesMoines Marina and Des Moines Creek Trail, and have the opportunity to talk with many people I meet. I have gotten to know some of these Des Moines residents well as we share our walks/talks.	
What current issues are you most interested in? *	How the City is addressing the human services needs of its residents.	
Please select from the list below which neighborhood you live in. *	Marina District	0

Additional Questions

Personal Information | Score Total - 0

Question	Answer	Score	Disqualifier?
Are you authorized to work in the United States?	Yes	0	
Proof of I-9 status required upon hiring. Positions in the Police Department require U.S. citizenship per RCW 41.12.070. *			
Do you have a valid driver's license?	Yes	0	
DL #:	WDL7S674313B		
State:	Washington		
After reviewing the job announcement, can you perform the essential functions of the job with or without reasonable accommodation? * (Archived)	Yes	0	
Do you currently smoke or use any tobacco product? Because of the known effects of tobacco use, the City of Des Moines does not hire	No	0	

applicants who use tobacco products. *

Are you related to or residing with a current employee of the City of Des Moines? *	No	0
---	----	---

If yes, provide employee name and relationships:	This question was not answered.	
--	---------------------------------	--

Have you previously been employed by the City of Des Moines? *	No	0
--	----	---

If yes, please give title and dates of employment:	This question was not answered.	
--	---------------------------------	--

Professional Licenses and Certificates | Score Total - 0

Question	Answer	Score	Disqualifier?
License or Certificate Name:	This question was not answered.		
License or Certificate Number:	This question was not answered.		
Date Issued:	This question was not answered.		
Expiration Date:	This question was not answered.		

Veteran's Scoring Criteria (Veteran's Preference) | Score Total - 0

Question	Answer	Score	Disqualifier?
Are you considered a veteran under these standards? *	No	0	
Have you ever obtained employment utilizing veteran's scoring criteria? *	No	0	
Are you currently receiving any military retirement benefits? *	No	0	
Are you claiming veteran's scoring criteria for this position?	No	0	
(If yes, a DD-214 will be requested at a later date.) *			

Applicant Statement

I declare that all statements and answers in this application are true and complete and agree that any untrue or misleading answer, omission, concealment or failure to answer any questions fully, completely and accurately may be

https://admin.applicantpro.com/applicants/print_application.php?application_id=102019016&application_ids=&domain_id=2680&resume=1&employe... 5/6

7/24/23, 4:35 PM

Cashman, Lin

grounds for terminating my employment, regardless of when it is discovered. By completing this application, I give this employer the permission to validate some of my answers with the appropriate authorities/institutions.

I authorize this employer or its agents to investigate my references, to review my former employment record and to keep and preserve records of such investigations. Additionally, I release all parties from liability for any damage that may result from furnishing information to this employer or its agents.

☒ I agree to the above.

Signature: Lin Houston Cashman

Date: 2023-06-17 11:37:35am

IP Address: 71.231.26.121

Signature

Date

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: First Reading of Draft Ordinance No. 23-042: Public Hearing on proposed land use and text code amendments for the business park moratorium area and adopting findings of fact.

FOR AGENDA OF: September 7, 2023

DEPT. OF ORIGIN: Community Development

DATE SUBMITTED: August 30, 2023

ATTACHMENTS:

1. Draft Ordinance No. 23-042
2. Des Moines Business Park Analysis Report
3. Figure 1 - Moratorium Study Area
4. Figure 2 - Land Use Amendments
5. Figure 3 - Zoning Amendments

CLEARANCES:

- [X] City Clerk *SK*
[X] Community Development *DEL*
[] Courts _____
[] Emergency Management _____
[X] Finance *MM*
[] Human Resources _____
[X] Legal */s/TG*
[] Marina _____
[] Police _____
[X] Parks, Recreation & Senior Services *MM*
[X] Public Works *Michael Hayes*

APPROVED BY CITY MANAGER

FOR SUBMITTAL: *BH* for MM

Purpose and Recommendation

The purpose of this agenda item is for the City Council to hold a public hearing to consider Draft Ordinance No. 23-042 relating to land use and zoning amendments within the moratorium area established under Ordinances 1761, 1767 and 1771.

Suggested Motion

Motion 1: "I move to pass Draft Ordinance No. 23-042 adopting comprehensive plan and text code amendments and findings of fact for the moratorium area to a second reading on September 14, 2023, or as soon thereafter the matter may be heard."

Background

On October 27, 2022, Des Moines City Council enacted a six-month moratorium prohibiting the submission or acceptance of development applications for new development within an area comprised of 73 acres located south of South 216th Street as identified on Figure 1.

A moratorium is a temporary limitation on development. It is one of the principal tools available to local government to implement planning and Growth Management Act (GMA) objectives. It provides the

community sufficient time to conduct and review studies necessary for adopting or revising a land use plan and related regulations, and allowing for a “planning pause” period during which land development activity is frozen and limited until permanent regulations can be adopted consistent with changing city demographics and dynamics.

Key considerations influencing this work include the GMA periodic review and update, Puget Sound Regional Council’s VISION 2050, Countywide Planning Policies, and Des Moines’ 2044 growth targets (3,800 housing units and 2,380 jobs). The next periodic review and update of Des Moines’ Comprehensive Plan is underway and must be completed by December 31, 2024. Initiating this moratorium allows the City to make changes to the zoning and land use, preserving options for future development that may be incorporated into the City Comp Plan update. The rationale for this approach is explained below.

The City cited local dynamics justifying the moratorium:

- Over \$30 million invested in transportation and infrastructure improvements to facilitate freight mobility and the creation of family wage jobs in the business park area.
- With the exception of the Federal Aviation Administration office building, recent development of the Des Moines Creek Business Park (DMCBP) and adjacent commercial properties to the north have been predominantly distribution, warehouse, logistics, and light industrial uses. This current DMCBP, coupled with the development of the DMCBP West, will exceed 2.5 million square feet.
- Separately, Panattoni’s purchase and development of the two nurseries to the east on 24th Avenue just north of 216th, added an approximate 500,000 square feet of private development to the Business Park.
- Additionally, the City of SeaTac, following the Business Park model just to the north of Des Moines, off 24th Avenue South, has developed approximately 300,000 square feet of industrial and distribution.
- All of this Business Park development and the positive job relocation and creation has exceeded the anticipated growth of this sector. The City’s Comprehensive Plan assumed a more balanced mix of commercial and business uses and job opportunities.

In order to ensure a balanced approach, utilizing highest and best land use options and to take advantage of some significant recreational opportunities resulting in connectivity from the Des Moines Creek trail to the Barnes Creek trail, the City instituted the moratorium to study and evaluate land use options and to then make a recommendation to City Council as to how to proceed in the most sound manner assuring balanced options.

On December 8, 2022 the City Council held a public hearing to receive comments on the moratorium and adopt findings of fact to support the continuation of the moratorium to April 27, 2023, as stated in Ordinance 1767. At that time, staff informed the City Council of the likelihood of extending the moratorium another six months. Subsequently, on April 13, 2023, the City Council extended the moratorium to October 26, 2023.

Discussion

In order to ascertain economic impacts of potential new zoning dynamics, the City engaged ECONorthwest, a member of the AHBL consultant team, to complete a Market Analysis and Prototype Feasibility Study of the Moratorium Area. This Market Analysis aimed to answer three primary questions:

- What types of development are most likely to locate in the study area given current zoning and current near-term market conditions?
- What are the implications of those development types for the City to meet the employment targets outlined in the King County Buildable Lands Report?
- What tools might the City employ to better assure development in the moratorium area meets City objectives?

The Market Analysis and Prototype Feasibility study was organized into the following sections:

- **Planning Context** provides an overview of the Des Moines Business Park and describes current land use plans, policies, and regulations in the moratorium study area.
- **Market Analysis Development Feasibility** presents the results of financial modeling for development prototypes and discusses future growth targets for Des Moines as well as market demand for various types of employment uses in Des Moines.
- **Potential Policy Options** outlines potential policy changes, modifications to the Des Moines development code and land use concepts for the moratorium study area.

ECONorthwest analyzed the financial feasibility of nine development types that could potentially occur in the moratorium study area and the market analysis finds that most development types tested are financially feasible noting the following key findings that support the proposed land use and zoning amendments:

- The Townhome development type was the most financially feasible development type analyzed in this study, which is consistent with similar studies ECONorthwest conducted in the region.
- Multifamily development is not as financially feasible as townhomes given current market dynamics, but it is far denser and improves the likelihood for Des Moines to meet its housing targets.
- The industrial and manufacturing development that has most recently occurred within the Des Moines Business Park have low employment densities; Des Moines will need to achieve higher employment densities to meet its employment targets.
- Given recent development in the Business Park and some of the new companies who have located within the study area, there is demonstrated demand for commercial uses in this part of the City.

Based on the key factors for initiating the moratorium along with findings from the Market Analysis and Prototype Feasibility study, the City and consultant team formulated a draft vision/land use concept for Council consideration that will include supporting goals, policies and implementation strategies to facilitate the desired outcomes for this area.

The Vision

The moratorium area provides an opportunity for the City to develop, in partnership with other public resources and private investment, a *Center for Excellence and Innovation District* that supports economic diversification, entrepreneurship, small business development, job creation, social equity and environmental sustainability.

The creation of new sources of employment and growth is paramount to maintaining competitiveness, reducing poverty, and increasing shared prosperity.
(Mulas, Minges, & Applebaum, 2015)

The proposed amendments are the mechanisms to effectuate the desired outcomes envisioned. Additionally, opportunities exist in this rezone to:

- 1) Restrict development along 24th Avenue S., south of S. 216th Street, to residential uses as that portion of 24th was not designed to accommodate industrial (i.e. Business Park) traffic;
- 2) Establish this Innovation District along S. 216th Street in the area currently zoned Business Park (B-P), east of the Post Office up to 24th Avenue S;
- 3) Develop work force housing, to the west of the current detention ponds (including participation of Habitat for Humanity in a portion of these) to encourage owner occupied housing;
- 4) Enhance and protect our recreational opportunities for the Barnes Creek Trail and connectivity with the Des Moines Creek trail that will connect with the Interurban trail going north, and with Highline College and the Kent-Des Moines Link Light Rail Station to the south; and
- 5) Provide for required environmental infrastructure to address stormwater detention from future development of the 16th Avenue S. roadway extension.

What is an Innovation District?

To facilitate the Vision and desired outcomes, Administration is proposing to establish an Innovation District Overlay. An Innovation District is a place-based urban development strategy that aims to regenerate an under-performing area into a desirable location for innovative and creative companies and workers. An Innovation District is a platform for all kinds of activity that stimulate innovation while offering value to entities that drive the economy. Innovation Districts have proven to be practical solutions for cities to modernize their economies and pivot from traditional industrial-based production to technology-driven services.

City Administration has been, and will continue to work with key stakeholders to develop an economic development plan for the Innovation District. The goal is to identify ways the City can support local entrepreneurs in imagining, starting, and running their own businesses, as well as to create physical features and spaces that will attract new residents and visitors.

The idea is to work with property owners, businesses, educational institutions, and other stakeholders to identify market niches that support small business development and entrepreneurship, and provide the support systems such as education, training and workforce housing. Potential stakeholders include Highline College Business Development Center, and others.

Providing for the creation of workforce, middle, and market rate housing in proximity to jobs, transit, recreation, and open space will complement the area and accomplish highest and best use. Envisioned outcomes include:

- Options for home ownership;

- People living closer to their jobs;
- Reduced vehicle miles travelled;
- Enhanced opportunities for multi-modal travel [the Metro Community Shuttle for example]; and
- Associated social, financial and environmental benefits that enhance quality of life and achieve sustainability on multiple levels.

What are the Potential Benefits of an Innovation District?

- The Innovation Overlay District will provide the regulatory framework for the desired redevelopment and land use options.
- The Innovation Overlay District will give the North Central Neighborhood a sense of place, an identity, and a vision for inclusive growth.
- The Innovation Overlay District will facilitate the ability of the City to generate accessible jobs.
- The Innovation Overlay District will contribute to economic growth by helping generate revenue.
- The Innovation Overlay District will help to provide educational and skill-training opportunities for Des Moines residents.

What are the Proposed Land Use and Zoning Changes?

The Innovation District is envisioned for the area between 24th Avenue S. and the Post Office that is currently zoned B-P Business Park. The properties within this area are nonconforming uses and it is assumed that land assembly would be necessary in order for redevelopment to occur. Until that time, the existing residences would continue as nonconforming uses.

Figure 2 shows the proposed changes to the Comprehensive Plan Preferred Land Use classification and Figure 3 shows the proposed changes to the zoning classification as well as the Innovation Overlay boundaries.

Text code amendments to the permitted uses and new development standards are also necessary in order to facilitate the vision for the Innovation District. Changes include limiting more truck intensive and distribution uses to B-P zoned properties located north of S. 216th Street as well as adding performance standards in chapter 18.105 DMMC that would apply to the properties within Innovation District Overlay, if they were to redevelop with business park uses in the future.

The Community Development Director, acting as the SEPA Responsible Official, has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Pursuant to WAC 197-11-060(5), phased environmental review will be utilized for future development actions.

Alternatives

1. Decline to pass the Draft Ordinance to a second reading, and direct staff to prepare necessary documents to terminate the moratorium.

Financial Impact

New land use and zoning regulations may increase the value of the properties in this area, having long-term financial benefits, including creating new revenue, family wage jobs and new housing.

Recommendation

Administration recommends that the City Council pass the Draft Ordinance to a second reading.

Council Committee Review

N/A

Draft Ordinance No. 23-042
Page 1 of 10

CITY ATTORNEY'S FIRST DRAFT 08/18/2023

DRAFT ORDINANCE NO. 23-042

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON relating to land use and zoning for the moratorium study area that was instituted through Ordinances 1761, 1767 and 1771, amending chapters 18.05 and 18.10 of the Des Moines Municipal Code (DMMC) to effectuate land use and zoning reclassifications for tax parcels 0922049075 and 0922049092, and a portion of Washington State Department of Transportation right of way (tax parcel 0922045999) and establish an 'Innovation Overlay District' in a portion of the B-P Zone, amending chapter 18.52 DMMC for permitted uses in the B-P Zone, and amending chapter 18.105 DMMC to establish 'Innovation Overlay District' development standards.

WHEREAS, on October 27, 2022, the Des Moines City Council instituted an emergency six-month moratorium prohibiting the submission or acceptance of development applications for new development within an area comprised of 73 acres, located in the business park area south of South 216th Street, that includes properties zoned Business Park (B-P), Residential Multifamily 2,400 (RM-2,400), Residential Single Family 8,400 (RS-8,400), and Suburban Estates (R-SE) to enable the City to study the highest and best use for this area in consideration of Des Moines' 2044 growth targets, Countywide Planning Policies, VISION 2050, and the periodic review and update to the Des Moines comprehensive plan and development regulations, and

WHEREAS, pursuant to Section 36.70A.390 and Section 35A.63.220 of the Revised Code of Washington on December 8, 2022, the Des Moines City Council held a public hearing within sixty days of the passage of Ordinance 1761 and the City Council enacted Ordinance 1767, stating findings of facts and conclusions in support of the continued maintenance of the moratorium for a period of six months until April 27, 2023, and

08/18/2023
Draft Ordinance No. 23-042

Draft Ordinance No. 23-042
Page 2 of 10

WHEREAS, pursuant to Section 36.70A.390 and Section 35A.63.220 of the Revised Code of Washington, the City Council held a public hearing and enacted Ordinance 1771 in support of renewing the moratorium for a period of six months until October 26, 2023, and

WHEREAS, the City's consultant team and City staff have completed the necessary studies for the Moratorium Area that informed the land use and zoning amendments proposed by this Ordinance, and

WHEREAS, the amendments proposed by this Ordinance have been processed in accordance with the SEPA requirements established by chapter 197-11 WAC, and

WHEREAS, land use and zoning amendments proposed in this Ordinance were provided to the Department of Commerce as required by RCW 36.70A.106, and

WHEREAS, pursuant to DMMC 18.20.210 amendments to the Comprehensive Plan and Zoning Code (Title 18 DMMC) require the City Council to conduct a public hearing to receive public comment, and

WHEREAS, notice of the public hearing was provided on August 18, 2023 in accordance with the DMMC, and

WHEREAS, a public hearing was held on September 7, 2023 where all persons wishing to be heard were heard, and

WHEREAS, the City Council finds that the amendments contained in this Ordinance are appropriate and necessary for the preservation of the public health, safety and welfare; now therefore,

08/18/2023
Draft Ordinance No. 23-042

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

Sec. 1. Findings and Conclusions. The Council adopts all of the "whereas" sections, Definitions and Findings instituted through Ordinance 1761, Ordinance 1767 and Ordinance 1771 and all of the "whereas" sections in this Ordinance to support the amendments proposed by this ordinance, as well as the following:

(1) The moratorium study was completed as part of the periodic review of the Des Moines Comprehensive Plan, and is funded by the GMA Update Grant from the Washington State Department of Commerce.

(2) Key considerations influencing this work include Puget Sound Regional Council's VISION 2050, Countywide Planning Policies, and Des Moines' 2044 growth targets (3,800 housing units and 2,380 jobs).

(3) The city instituted the moratorium to study and evaluate land use options, to ascertain economic impacts of potential new zoning dynamics, and to then make a recommendation to City Council as to how to proceed in the soundest manner assuring balanced options.

(4) In order to ascertain economic impacts of potential new zoning dynamics, the City engaged ECONorthwest, a member of the AHBL consultant team, to complete a Market Analysis and Prototype Feasibility study of the Moratorium Area that aimed to answer three primary questions:

(a) What types of development are most likely to locate in the study area given current zoning and current near-term market conditions?

(b) What are the implications of those development types for the city to meet the employment targets outlined in the King County Buildable Lands Report?

(c) What tools might the city employ to better assure development in the moratorium area meets city objectives?

(5) ECONorthwest analyzed the financial feasibility of nine development types that could potentially occur in the Moratorium Study Area and the market analysis finds that most development types tested are financially feasible noting the following key findings that support the proposed land use and zoning amendments:

(a) The Townhome development type was the most financially feasible development type analyzed in this study, which is consistent with similar studies ECONorthwest conducted in the region.

(b) Multifamily development is not as financially feasible as townhomes given current market dynamics, but it is far denser and improves the likelihood for Des Moines to meet its housing targets.

(c) The industrial and manufacturing development that has most recently occurred within the Des Moines Business Park have low employment densities; given limited employment land, Des Moines will need to achieve higher employment densities to meet its employment targets.

(d) Given recent development in the Business Park and some of the new companies who have located within the study area, there is demonstrated demand for commercial uses in this part of the city.

(6) The Moratorium Area provides an opportunity for the City to develop, in partnership with other public resources and private investment, a Center for Excellence and Innovation District that supports economic diversification, small business development, entrepreneurship, job creation, social equity and environmental sustainability and provides the following benefits:

(a) An innovation district is a place-based urban development strategy that aims to regenerate an under-performing

08/18/2023

Draft Ordinance No. 23-042

area into a desirable location for innovative and creative companies and workers.

(b) Additional opportunities exist to develop workforce housing, to encourage owner occupied housing and enhance and protect recreational opportunities.

(c) Providing for the creation of workforce, middle, and market rate housing in proximity to jobs, transit, recreation, and open space will complement the area and accomplish highest and best use.

Sec. 2. DMMC 18.05.050 and section 3 of Ordinance No. 1469 as amended by section 2 of Ordinance No. 1528, as amended by section 2 of Ordinance No. 1551, as amended by section 1 of Ordinance No. 1623, as amended by section 1 of Ordinance No 1664, as amended by section 1 of Ordinance No. 1712 are amended to read as follows:

Preferred land use map designation.

The map filed in the City Clerk's office and marked Exhibit "B" to Ordinance No. 1469 and adopted November 12, 2009, as amended by Exhibit "B" to Ordinance No. 1528, as amended by Exhibit "B" to Ordinance No. 1551, as amended by Exhibit "B" to Ordinance No. 1623, as amended by Exhibit "B" to Ordinance No. 1664, as amended by Exhibit "B" to Ordinance No. 1712, as amended by Exhibit "B" to Ordinance No. 1731 is amended as described in Exhibit "A" to Draft Ordinance No. 23-042 and constitutes the comprehensive land use map, also referred to as the preferred land use map, for the City. The map referenced herein supersedes all previously adopted preferred land use maps.

Sec. 3. Area of zone reclassification.

Draft Ordinance No. 23-042
Page 6 of 10

The zoning classification of the following legally described property as shown on Exhibit B to Draft Ordinance No. 23-042 is amended from B-P Business Park Zone to RM-2,400 Residential Multifamily 2,400 Zone:

PARCEL "0922049075"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMEETE MERIDIAN, IN KING COUNTY, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LESS THE SOUTH 10 FEET THEREOF AND EXCEPT COUNTY ROAD LESS ALL C/M.

Parcel "0922049092"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMEETE MERIDIAN, IN KING COUNTY, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, LESS COUNTY ROAD LESS C/M RGTS.

Parcel "0922045999"

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, IN TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMEETE MERIDIAN, IN KING COUNTY, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STATE ROUTE 509 RIGHT OF WAY LOCATED SOUTH OF AND ABUTTING SOUTH 216TH STREET THAT IS BOUNDED BY PARCEL 0922049183 ON THE WEST, THE SOUTH 216TH STREET RIGHT OF WAY ON THE NORTH, THE UNDEVELOPED 16TH AVENUE SOUTH CITY RIGHT OF WAY ON THE EAST AND THE UNDEVELOPED SOUTH 218th STREET EXTENSION RIGHT OF WAY ON THE SOUTH.

Sec. 4. Area of zone reclassification.

The zoning classification for Parcels 0922049015, 0922049081, 0922049165, 0922049166, 0922049174, 0922049175, 08/18/2023
Draft Ordinance No. 23-042

Draft Ordinance No. 23-042
Page 7 of 10

0922049207, 0922049221, 0922049252, 0922049341, 0922049358, and 0922049386 is amended to establish an Innovation District Overlay Zone as shown on Exhibit B to Draft Ordinance No. 23-042.

Sec. 5. DMMC 18.52.010B, and those parts of the Commercial Use Chart and section 133 of Ordinance 1591 as amended by section 12 of Ordinance 1601 as amended by section 8 of Ordinance 1618A as amended by section 2 of Ordinance 1644 as amended by Section 1 of Ordinance 1645 as amended by section 8 of Ordinance 1655 as amended by section 4 of Ordinance 1656 as amended by section 2 of Ordinance 1661 as amended by section 2 of Ordinance 1669 as amended by section 1 of Ordinance 1672 as amended by section 3 of Ordinance 1697 as amended by section 1 of Ordinance 1701 as amended by section 2 of Ordinance 1714 as amended by section 1 of Ordinance 1719 as amended by section 9 of Ordinance 1737 as amended by section 3 of Ordinance 1750, shall be amended to read as follows:

Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	NC	I-C	B-P	C-C	D-C	H-C	PR-C	T-C	W-C

08/18/2023
Draft Ordinance No. 23-042

Automobile, parking	P/L ^[5]		P/L ^[93]	P/L ^[16] [20]	P/L ^[22]]	P	P	P/L ^[54]	P/L ^[72]
Self- storage/ mini- warehouse leasing			P/L ^[93]				P/L [44]	P/L [62]	
Transportati on and wholesale trade			P/L ^[11, 93]						
Warehouse distribution centers, home deliveries			P/L ^[93]			P	P/L ^[52, 5]		

93. Uses shall be limited to B-P Zoned properties located north of S. 216th Street, provided that existing business park developments that were permitted within the South Subarea of the North Central Neighborhood are allowed to maintain and expand their current businesses under these use classifications.

Sec. 6. DMMC 18.105.070, and section 263 of Ordinance 1591 as amended by section 12 of Ordinance 1655 as amended by section 1 of Ordinance 1673 are hereby amended to read as follows:

...

(16) Development proposals within the Innovation Overlay Districts shall:

(a) Recognize the distinct physical characteristics of the individual Innovation Overlay District and enable new development, infill, and redevelopment that will complement and

08/18/2023

Draft Ordinance No. 23-042

enhance those characteristics, support small business development and entrepreneurship, and provide the support systems such as education, training and workforce housing.

(b) Increase opportunities for small business development in order to:

(i) Create greater efficiencies in land use;

(ii) Promote a more efficient use of infrastructure in order to reduce associated costs;

(iii) Create opportunities to fulfill some daily tasks without the use of an automobile; and

(iv) Support alternative transportation (non-motorized and bus transit).

(c) Promote context sensitive massing, proportion, positioning, height, streetscape elements, and landscaping.

Sec. 7. Moratorium Rescinded.

Upon the effective date of this Ordinance, the moratorium created by Ordinance No 1767 and extended by Ordinance 1771 is rescinded.

Sec. 8. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this Ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this Ordinance is deemed to control.

Draft Ordinance No. 23-042
Page 10 of 10

Sec. 9. Effective date. This ordinance shall take effect and be in full force five (5) days after its passage, approval, and publication in accordance with law.

PASSED BY the City Council of the City of Des Moines this ____ day of _____ and signed in authentication thereof this ____ day of _____, 2023.

APPROVED AS TO FORM:

M A Y O R

City Attorney

ATTEST:

City Clerk

Published: _____

08/18/2023
Draft Ordinance No. 23-042



City of Des Moines

Comprehensive Plan

Preferred Land Use

Designations

- RESIDENTIAL
- MF - Multifamily
 - PR-R - Pacific Ridge Residential
 - SF - Single Family
 - T - Townhome
 - TC-R - Transit Community Residential
 - TC-T - Transit Community Townhome
- COMMERCIAL/NON RES
- BP - Business Park
 - COM - Commercial
 - IC - Institutional Campus
 - PARK - Park
 - PF - Public Facility
 - PR-C - Pacific Ridge Commercial
 - PR-M - Pacific Ridge Mixed
 - TC-M - Transit Community Mixed
- Des Moines City Limits
- Streams
- Neighborhood Planning Areas
- PUD See Plan For Density

CITY OF DES MOINES
COMPREHENSIVE PLAN MAP SERIES
This map series is intended for general planning purposes related to the City of Des Moines Comprehensive Plan.

Enacting Ordinances

- ORDINANCE, YEAR
- Ord. 23-042, 2023
 - Ord. 1712, 2018
 - Ord. 1664, 2016
 - Ord. 1623, 2015
 - Ord. 1551, 2012
 - Ord. 1528, 2011
 - Ord. 1499, 2010
 - Ord. 1469, 2009
 - Ord. 1425, 2008
 - Ord. 1376, 2006
 - Ord. 1232, 2003
 - Ord. 1265, 2000
 - Ord. 1238, 1999
 - Ord. 1176, 1996
 - Ord. 1160, 1995



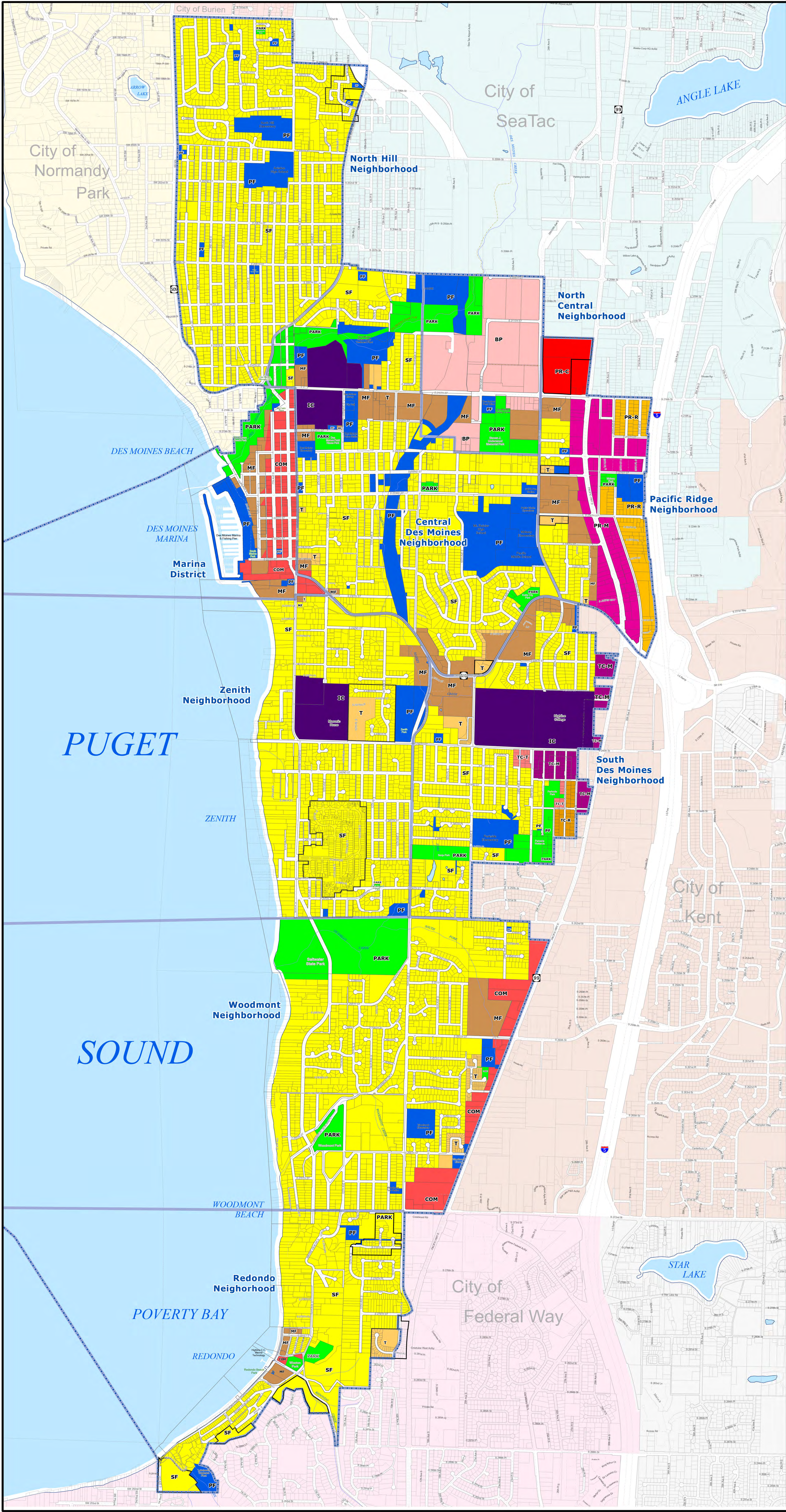
800 400 0 800 1,600 2,400
Scale In Feet



Planning, Building & Public Works

21630 11th Ave S, Suite D
Des Moines, WA 98198-6398
PHONE: (206) 870-7576 * FAX: (206) 870-6544
WEB: <http://www.desmoineswa.gov>

Map Generated: Aug 30, 2023
©2013 City of Des Moines GIS
File: CompPlan.mxd





City of Des Moines

Zoning

RESIDENTIAL ZONING

- R-SE Residential: Suburban Estates
- R-SR Residential: Suburban Residential
- RS-15,000 Residential: Single Family 15,000
- RS-9,600 Residential: Single Family 9,600
- RS-8,400 Residential: Single Family 8,400
- RS-7,200 Residential: Single Family 7,200
- RS-4,000 Residential: Single Family 4,000
- RA-3,600 Residential: Attached Townhouse & Duplex
- RM-2,400 Residential: Multifamily 2,400
- RM-1,800 Residential: Multifamily 1,800
- RM-900 Residential: Multifamily 900
- RM-900A Residential: Multifamily 900A
- RM-900B Restricted Service Zone
- PR-R Pacific Ridge Residential

COMMERCIAL ZONING

- N-C Neighborhood Commercial
- B-C Business Commercial
- C-C Community Commercial
- D-C Downtown Commercial
- C-G General Commercial
- B-P Business Park
- I-C Institutional Campus
- H-C Highway Commercial
- PR-C Pacific Ridge Commercial
- T-C Transit Community
- W-C Woodmont Commercial

See Comprehensive Plan for Development Potential

Planned Unit Development

Des Moines City Limits

Tax Parcels

Tidelands

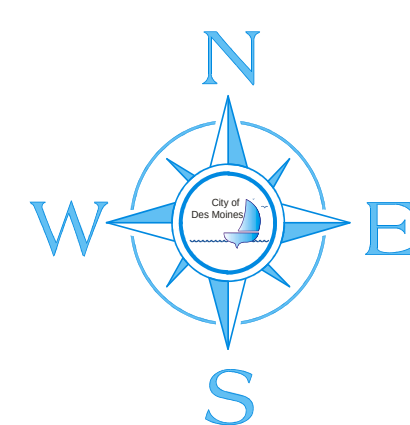
Enacting Ordinances

Description	Ordinance	Effective Date
Adoption of digital zoning map	1235	May 5, 1999
Renaming of zones	1237	May 17, 1999
Business Park (B-P) rezone	1261	June 21, 2000
Pacific Ridge rezone	1267	July 25, 2000
Redondo Riviera annexation	1270	September 1, 2000
Adoption of GIS maps	1289	October 11, 2001
Mitchell/Chamlian rezone	1372	January 11, 2006
Redondo rezone	1397	March 7, 2007
Crestwood Park	1420	December 6, 2007
Granville rezone	1431	June 26, 2008
Sea Mar rezone	1520	October 13, 2011
Barton rezone	1546	July 26, 2012
Addition of I-C zone	1563	March 28, 2013
Pacific Ridge rezone	1576	September 12, 2013
Addition of T-C Zone	1601	June 26, 2014
Addition of W-C Zone	1618-A	March 17, 2015
Blueberry Lane Rezone	1660	September 8, 2016
S 216th Street Rezone	1663	October 13, 2016
Moratorium Rezone	23-042	Pending Approval

IN PROVIDING THIS MAP, THE CITY MAKES NO WARRANTY OF ANY KIND, expressed or implied, including without limitation, any warranties as to its fitness for a particular purpose or use. To the fullest extent permitted by law, the City shall not be liable for any damages to persons or property, whether direct, indirect, special or consequential, arising from the distribution or use of this map, including without limitation claims for damages based upon inaccuracies or erroneous information presented on this document. The user should not rely upon this document as a complete, current or accurate depiction of existing City zoning, definitions, or other regulations, and IN USING THIS DOCUMENT, THE USER ASSUMES ALL RISK OF INJURY OR DAMAGE THAT MIGHT FLOW THEREFROM.



500 250 0 500 1,000 1,500 2,000 2,500
Scale In Feet



Planning, Building & Public Works

21630 11th Ave S, Suite D
Des Moines, WA 98198-6398
PHONE: (206) 870-7576 * FAX: (206) 870-6544
WEB: <http://www.desmoineswa.gov>

Map Generated: Aug 30, 2023
©2023 City of Des Moines GIS
Map Name: ZoningPLUDesignationProposedChanges

Des Moines Business Park Analysis Market Analysis and Prototype Feasibility

August 2023

Prepared for: City of Des Moines

ECONorthwest
ECONOMICS • FINANCE • PLANNING

Park Place
1200 Sixth Avenue
Suite 615
Seattle, WA 98101
206-823-3060

This page intentionally blank

Acknowledgements

ECONorthwest prepared this report for the City of Des Moines, Washington. ECONorthwest and the City of Des Moines thank those who helped develop the Des Moines Business Park Analysis: Market Analysis and Prototype Feasibility.

Client

City of Des Moines, WA
21630 11th Avenue S, Suite A Des Moines, WA 98198

Consulting Team (ECONorthwest)

- Bob Parker, Project Director
- Lee Ann Ryan, Project Manager
- Scott Goodman, Associate
- Michelle Anderson, Technical Advisor
- Barrett Lewis, GIS Analyst

Client Contact:

Denise Lathrop
Community Development Director
City of Des Moines
dlathrop@desmoineswa.gov

ECONorthwest Contact:

Robert Parker
Project Director/Senior Policy Analyst
ECONorthwest
parker@econw.com

Table of Contents

EXECUTIVE SUMMARY	I
1. INTRODUCTION.....	1
2. PLANNING CONTEXT	4
3. MARKET ANALYSIS, DEVELOPMENT FEASIBILITY, AND GROWTH TARGETS	12
4. DEVELOPMENT FEASIBILITY ANALYSIS.....	30
5. POTENTIAL POLICY OPTIONS AND STUDY AREA OPPORTUNITIES AND CONSTRAINTS	34
APPENDIX A: PARCEL INVENTORY IN STUDY AREA.....	39

This page intentionally blank

Executive Summary

In October 2022, Des Moines implemented a development moratorium on the southern portion of the Business Park due to concerns about incompatible development. The moratorium, which expires in October 2023, intends to provide time for the city to analyze the Des Moines Business Park Moratorium Study Area within the current context of its market area, policy environment, and growth targets.

This report aims to answer three primary questions.

- What types of development are most likely to locate in the study area given current and near-term market conditions, use policies, and zoning?
- What are the implications of those development types for the city to meet the employment targets outlined in the King County Buildable Lands Report?
- What tools might the city employ to better assure development in the moratorium area meets city objectives?

Exhibit 1 Moratorium Study Area

Source: City of Des Moines



ECONorthwest analyzed recent development the Des Moines Business Park Moratorium Study area in relation to the City of Des Moines and to a 5-mile market area radius. To better understand what types of development are supported by current market conditions, ECONorthwest analyzed the financial feasibility of nine development types that could potentially occur in the Moratorium Study Area (see Exhibit 2).

The market analysis finds that most development types tested are financially feasible. Townhomes were found to be the most financially feasible development type analyzed, which is consistent with similar studies ECONorthwest conducted throughout similar communities in the region. While multifamily development is not as financially feasible as townhomes given current market dynamics (interest rates, cost of construction, etc.), it is far denser and improves the likelihood for Des Moines to meet its Urban Growth Capacity housing targets. Key policy questions include: Is more housing appropriate in the study area? If so, what types would be most desirable, while also helping the city achieve its allocated housing growth targets? The recent Housing Needs Assessment completed by AHBL and ECONorthwest as part of the Housing Action Plan demonstrates a need for all housing types, particularly higher density housing types.

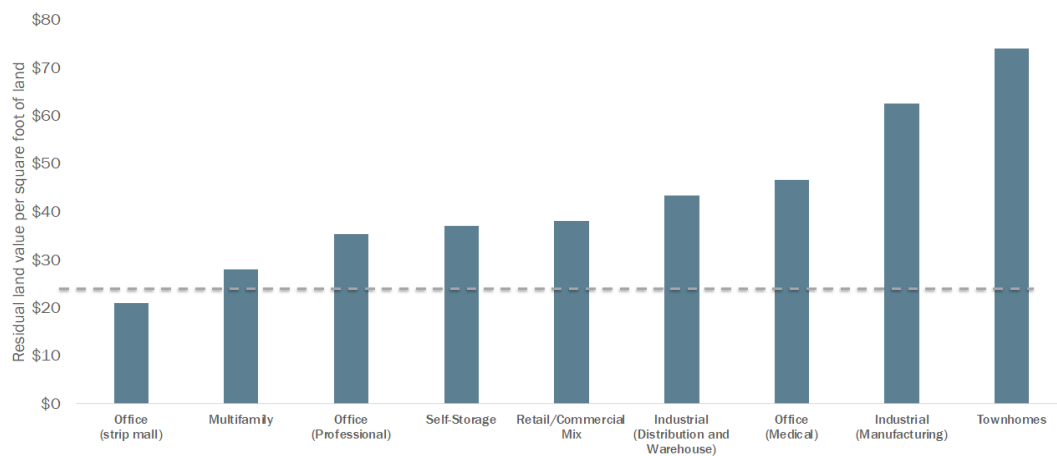
The industrial and manufacturing development types tested are also likely feasible in the study area (as recent development within the Des Moines Business Park has shown), but the amount of buildable land and parcel assemblage required for these uses could limit their development

potential. However, the industrial and manufacturing development that has most recently occurred within the Des Moines Business Park, just north of the study area, have low employment densities. Given the limited amount of employment land left in the city, Des Moines will need to achieve higher employment densities to meet its employment growth targets.

The market analysis results for office development types likely overstate their feasibility. Ongoing office market volatility driven by historically high vacancy rates resulting from post-COVID work-from-home trends create uncertainty for the future of office development.

Exhibit 2: Financial Feasibility Results (development types above the dotted line are likely feasible)

Source: ECONorthwest



Building from the findings of the market feasibility analysis, this report presents potential regulatory options and land use opportunities and constraints within the Moratorium Study Area. It is important to note that the opportunities and constraints presented in this report do not constitute a recommendation or formal evaluation of potential outcomes but serve to provide context for the possibilities and challenges presented by the existing conditions.

Regulatory Options:

The Des Moines Business Park has experienced significant development success, but transportation limitations make additional warehousing or truck-intensive uses undesirable. Amendments to the development code could focus on limiting low-density, truck intensive uses. ECO identified three regulatory options: amending allowable uses in the Business Park zone, creating an overlay zone to prohibit certain uses, or amending plan designations and zoning to encourage alternative land use options.

Land Use Considerations:

The report presents potential land use considerations framed as opportunities and constraints. Two major opportunities within the moratorium study area include helping to achieve both the

PSRC 2044 employment targets and the PSRC 2044 housing targets. Targeting uses that can achieve denser employment, like Riot Games, will help the city achieve its employment targets more efficiently than less dense uses such as warehousing, which would command more physical space within the study area. To achieve the housing targets allocated to Des Moines by 2044, the city will need to add about 3,800 housing units. Including changes to the residential zoning in the study area could help the city make progress towards both achieving growth targets and meeting the local housing needs documented in the recently adopted Housing Action Plan. An emphasis on denser employment and housing, along with existing local recreational amenities, help to achieve allocated growth targets and move the study area towards a more balanced and complete neighborhood.

1. Introduction

The City of Des Moines is preparing to conduct the mandatory periodic update to its comprehensive plan which must be completed by the end of 2024. This process, which began in early 2023, requires the city to update its entire comprehensive plan, including establishing a vision for future land use and implementing it through amendments to existing zoning and development regulations. The update provides the city with an opportunity to assess how development in the recent past has helped achieve objectives outlined in the comprehensive plan.

In October 2022, Des Moines implemented a development moratorium on the southern portion of the Business Park due to concerns about incompatible development. The moratorium intends to provide time for the city to analyze how the Business Park has developed, what type(s) of development it might expect on undeveloped lands given market conditions and determine if there is a need to reevaluate plan policies, zoning, and other regulations in the area to ensure future development aligns with the city's vision, policy goals and ability to meet its growth targets. The information provided in this report will help inform future policy decisions relating to the Business Park.

Study Area & Development Moratorium

In October 2022, the City of Des Moines adopted a development moratorium (Ordinance No. 1761) for 74 acres located in the Des Moines Business Park area (Exhibit 3). Broadly, the intent of development moratoria was to pause new development applications so the city can review concerns about incompatible development on the remaining vacant lands and to consider new development and zoning regulations. The city cited several factors justifying the moratorium:

- Over \$30 million invested in transportation and infrastructure improvements to facilitate freight mobility and the creation of family wage jobs in the business park area.
- With the exception of the FAA office building, recent development of the Des Moines Creek Business Park and adjacent commercial properties to the east have been predominantly distribution, warehouse and logistics, and light industrial.
- The city's Comprehensive Plan assumed a more balanced mix of commercial and business uses and job opportunities.
- Additional unanticipated development within the Des Moines Creek Business Park, notably East of 24th Ave S and also in the West end of the Business Park area.
- A moratorium allows the city time to study the area, engage the public, and develop new policies, strategies, or zoning to shape future development trends, facilitate the highest and best use, and create family wage jobs.

- Without a moratorium the city could, in the near future, receive applications for new development that could conflict with the achievement of the long-range vision and job growth for this area.

On April 13, 2023, the Des Moines City Council extended the development moratorium for an additional 6 months, to October 26, 2023, to allow the city adequate time to conduct a more in-depth study of the area and develop new strategies to facilitate development that better aligns with the city's objectives related to family wage jobs and livability.

Exhibit 3 Moratorium Study Area

Source: City of Des Moines



Key Research Questions

This Market Analysis aims to answer three primary questions.

- What types of development are most likely to locate in the study area given current and near-term market conditions, and use policies, and zoning?
- What are the implications of those development types for the city to meet the employment targets outlined in the King County Buildable Lands Report?
- What tools might the city employ to better assure development in the moratorium area meets city objectives?

Answering these three questions through this market analysis will allow Des Moines to adjust policy and strategies that support strategic market development types.

Organization of this Report

The remainder of this document is organized into the following sections:

- **2. Planning Context** provides an overview of the Des Moines Business Park and describes current land use plans, policies, and regulations in the moratorium study area.
- **3. Market Analysis** discusses future growth targets for Des Moines as well as market demand for various types of employment uses in Des Moines.
- **4. Development Feasibility** presents the results of financial modeling for development prototypes within the moratorium study area.
- **5. Potential Policy Options** outlines potential policy changes, modifications to the Des Moines development code, and opportunities and constraints within moratorium study area.

2. Planning Context

This section provides a more detailed overview of the North Central Neighborhood, the Des Moines Business Park, and the Moratorium Study Area. The intent is to place the Study Area in the broader context of the city's land use and zoning policies and surrounding uses.

The 2015 Des Moines Comprehensive Plan¹ articulates the City Council's vision for 2035 as follows:

"An inviting, livable, safe waterfront community, embracing change for the future while preserving our past."

The Comprehensive Plan notes that by year 2040, the Puget Sound Region is expected to add 5 million people and 3 million new jobs. The plan outlines goals and policies to support economic development and job growth; create strong neighborhoods with a range of housing, commercial, and transportation options; and champion healthy neighborhoods that provide families with a clean environment.

Des Moines is one of seven cities in King County considered a High-Capacity Transit (HCT) Community. HCT communities have access to varying modes of transportation including bus rapid transit (BRT) and light rail, aimed at moving large numbers of people efficiently and reliably throughout the Puget Sound Region. Sound Transit plans to open the Kent Des Moines Link Light Rail Station by 2025, which will connect Des Moines to downtown Seattle in 42 minutes. The expansion of rapid transit options in the area will support future housing and employment growth allocated to Des Moines.

The policy environment has evolved with new guidelines, designations, and targets for Des Moines. The State legislature has required access for ADUs within local jurisdictions; PSRC's Vision 2050 designated Des Moines as a High Capacity Transit Community; actions regarding the provision of affordable and workforce housing are ongoing and expanding; and job growth targets established by the Countywide Planning Policies all impact various aspects of local control and guide certain types of land use policies to assure both compatibility and implementation of these new standards. Both House Bill 1110 and Middle Housing Senate Bill 5235 expanding ADU housing will have broad implications for Des Moines and its growth targets, this study provides an added opportunity to consider some of these issues at a micro-level within the study area.

¹ Des Moines 2035, Charting Our Course for a Sustainable Future, Adopted June 25, 2015. This document is referred to as the "Comprehensive Plan" through the remainder of this report.
https://www.desmoineswa.gov/departments/planning_and_building/plan_development/comprehensive_plan

Des Moines Business Park

Des Moines is located south of SeaTac International Airport in the Puget Sound Metropolitan Region. Despite its inability to grow geographically, consistent with targets established in the King County Urban Growth Capacity Report, the city is planning for significant increases in housing and employment in the next 20 years.² The Comprehensive Land Use Plan establishes goals and policies related to land use that are consistent with the city's growth targets. The Economy Element describes the city's vision for future economic growth and includes a single economic development goal: "Promote economic stability, growth, and vitality" (Goal ED 1). The Business Park area plays a prominent role in the city's economic development vision.

The Comprehensive Plan outlines quality of life goals for new growth and expects new development "to celebrate and enhance the city's history and identity" as described in the city's Land Use Element. The Comprehensive Plan identifies the Business Park as an area in need of further improvement, and future development of the study area can help to fulfill the city's strategic vision for growth in this area.

The Des Moines Business Park³ is within the North Central Neighborhood, which according to the Comprehensive Plan, "is envisioned as a thriving center for trade-related activity that generates new family wage jobs and revenue for the city and advances the region's vitality by linking businesses to world markets via Sea-Tac Airport."

The North Central Neighborhood is approximately 245.6 acres and is primarily designated Business Park, but with a considerable amount of residential zoning in the northwest corner and mixed within the moratorium area. The neighborhood has several large businesses, some nonconforming residential uses along S. 216th Street and 24th Avenue S., two city parks and features portions of both the Barnes Creek Trail and Des Moines Creek Trail. Exhibit 4 below provides the breakdown of the North Central neighborhood's zoning.

Exhibit 4: Zoning in the North Central Neighborhood

Source: Des Moines GIS; King County Assessor; ECONorthwest

Plan Designation	Total Parcels	Acres
Business Park (BP)	35	156.0
Residential Multifamily 2,400 (RM-2400)	2	5.3
Residential Single Family 8,400 (RS-8400)	6	10.0
Suburban Estate (R-SE)	9	65.3
Total	52	245.6

Exhibit 5 below provides the breakdown of zoning in the moratorium study area. The largest designation is Business Park. However, the study area contains a substantial amount of

² <https://kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/UrbanGrowthCapacityReport.aspx>

³ The Moratorium Study area is within the North Central Neighborhood

residential zoning as well (note that the R-SE zoning is associated with public infrastructure and park facilities). The study area includes the entire North Central Neighborhood's South Subarea (subarea 3) and part of its West Subarea (Subarea 4). The South Subarea contains the majority of the (re)developable land present in the study area. The West Subarea is envisioned as a desirable resource for recreational amenities to the public and nearby employees, such as completing the connection of the Barnes Creek Trail with the Des Moines Creek Trail to the North.

Exhibit 5: Zoning in the Moratorium Study Area

Source: Des Moines GIS; King County Assessor; ECONorthwest

Zoning	Total Parcels	Acres
Business Park (B-P)	17	33.0
Residential Multifamily 2,400 (RM-2400)	2	5.0
Residential Single Family 8,400 (RS-8400)	6	9.9
Suburban Estate (R-SE)	4	26.0
Total	29	73.9

The city's Comprehensive Plan and members of staff indicate some desire for the study area to encourage development that utilizes the investment in high-capacity transit infrastructure (connecting Des Moines to the greater King County with bus rapid transit to light rail), capitalizes on the amenities for local employees and residents (such as the Barnes Creek Nature Trail), and helps increase employment opportunities to meet its 2044 employment target. The city hopes to *discourage* additional lower density development (policy ED 1.3), such as warehousing, that strains the limited road capacity (policy ED 1.9; Goal NCN 2; policy NCN 2.1.6 and 2.1.7), generates additional truck traffic, does not meet urban design goals (policy ED 1.1.2), and does not align with the city's long-term vision for employment growth (Goal NCN 3).

Development in the Des Moines Business Park

The initial master plan for the Business Park was approved in late 2013 and its buildout in the North Central Neighborhood is a major contributor to recent non-residential development in Des Moines. Approximately 2.5 million square feet of commercial and light industrial have been built out over three phases in the last decade.⁴ All of the Business Park development that has occurred was fully leased prior to issuance of Final Certificates of Occupancy, the last of which was issued to the Federal Aviation Administration (FAA) in early 2018. The Business Park houses several prominent employers, including Outdoor Research, Riot Games, the Federal Aviation Administration (FAA), and Amazon's warehousing and fulfillment centers. However, additional warehouse uses are not ideal due to low employment density and reliance on truck transportation, which strains the existing road infrastructure.

⁴ CoStar

The Federal Aviation Administration (FAA) building (Exhibit 6) and Outdoor Research building (Exhibit 7) are both located within the Business Park area. The FAA building, built in 2018 and owned by the Federal Government, contains over 280,000 square feet and at five stories is taller than most of the surrounding commercial buildings. The Outdoor Research building, built in 2018 and owned by Panattoni Development Company, provides nearly 250,000 square feet of space, including warehouse/distribution and an outlet store.

Exhibit 6: Federal Aviation Administration Building, Des Moines, WA

Image source: CoStar



Exhibit 7: Outdoor Research Outlet, Office, and Warehouse, Des Moines, WA

Image source: CoStar



Overall, development in the Business Park has been consistent with the city's vision and implementing regulations for the area. The city is particularly interested in understanding how the development options in the moratorium study area fit with the city's overall vision for the

future, understanding that additional land intensive uses with few employees such as warehouses and mini-storage facilities are likely inconsistent.

The Moratorium Study Area

The study area is a 74-acre site across 29 parcels, located between 216th and S 220th street, with 24th Ave S marking the eastern boundary. The site contains a diverse range of uses, with just over 13 acres dedicated to residential development, including single-family homes and apartments (see Exhibit 8). In addition to housing, the site also features a church, post office, a city-owned park, and light-industrial/warehouse spaces. About 20 acres of critical areas are located in the western part of the study area, where no development is likely to occur. There is also about 5 acres of vacant land, offering potential for further development in the future.

The western part of the study area has land that was acquired by the Washington Department of Transportation (WDOT) for right-of-way for an extension of SR 509. The extension is not going to move forward but the land is still owned by WSDOT. A full inventory of parcels in the study area can be found in Appendix A.

Exhibit 8. Summary of Land Use in the Moratorium Study Area

Source: King County Assessor

Land Use	Number of Parcels	Area (Ac)	Appraised Value (\$)
Apartments	1	3.0	13,946,000
Church	1	4.8	3,704,400
Community Building/City Owned	1	4.1	970,900
Light Industrial/New site of Riot Games	1	6.7	10,497,400
Park/City Owned	3	15.2	1,936,200
Post Office	1	2.7	2,093,400
Single-Family	14	10.5	7,712,000
Storage/Vacant	1	0.3	134,000
Vacant	5	5.0	1,078,700
Warehouse	1	2.0	5,482,400
Greenway/Critical Areas (WSDOT ROW)	1	20.0	0
Total	30	74.3	47,555,400

Plan / Zoning Designations and Development Standards in the Study Area

The city's Preferred Land Use map in the Comprehensive Plan demonstrates some discrepancies between the neighborhood's current zoning and preferred land use. The city's preferred land use maps show a higher concentration of Business Park, Public Facilities, and Park designations, with very few parcels designated for residential uses.

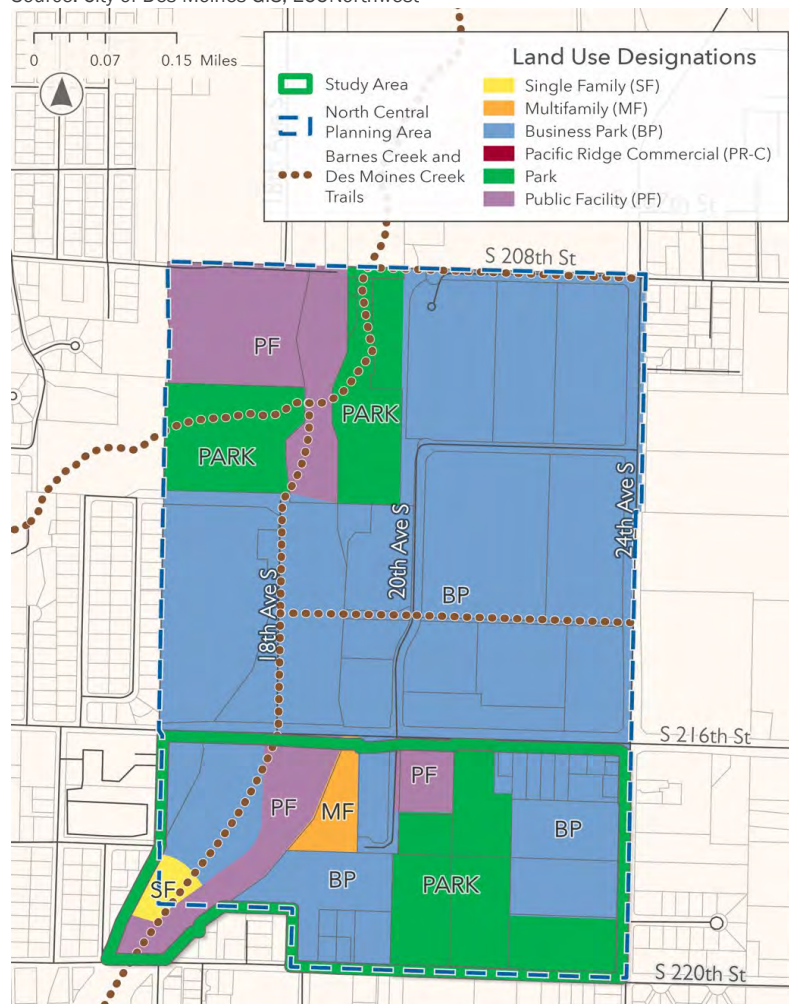
The Study Area includes five plan designations:

- Single family residential
- Multifamily residential
- Business Park
- Park
- Public Facility

Consistent with the city's vision for the North Central Neighborhood, the dominant plan designation in the area is Business-Park. Several areas are in park use and designated as such. Additional lands are designated Public Facility – including the post office and areas acquired by WSDOT as SR 509 right-of-way.

Exhibit 9: Development Moratorium Study Area, Land Use Designations

Source: City of Des Moines GIS; ECONorthwest



The Study Area contains four different zoning districts; Business Park, RM 2400, R-SE, and RS 8400 (see Exhibit 10). Approximately 45 percent of the area is zoned for Business Park (33 acres) and 55 percent is zoned for residential uses (41 acres).

Exhibit 10: Development Moratorium Study Area, Zoning

Source: City of Des Moines GIS; ECONorthwest

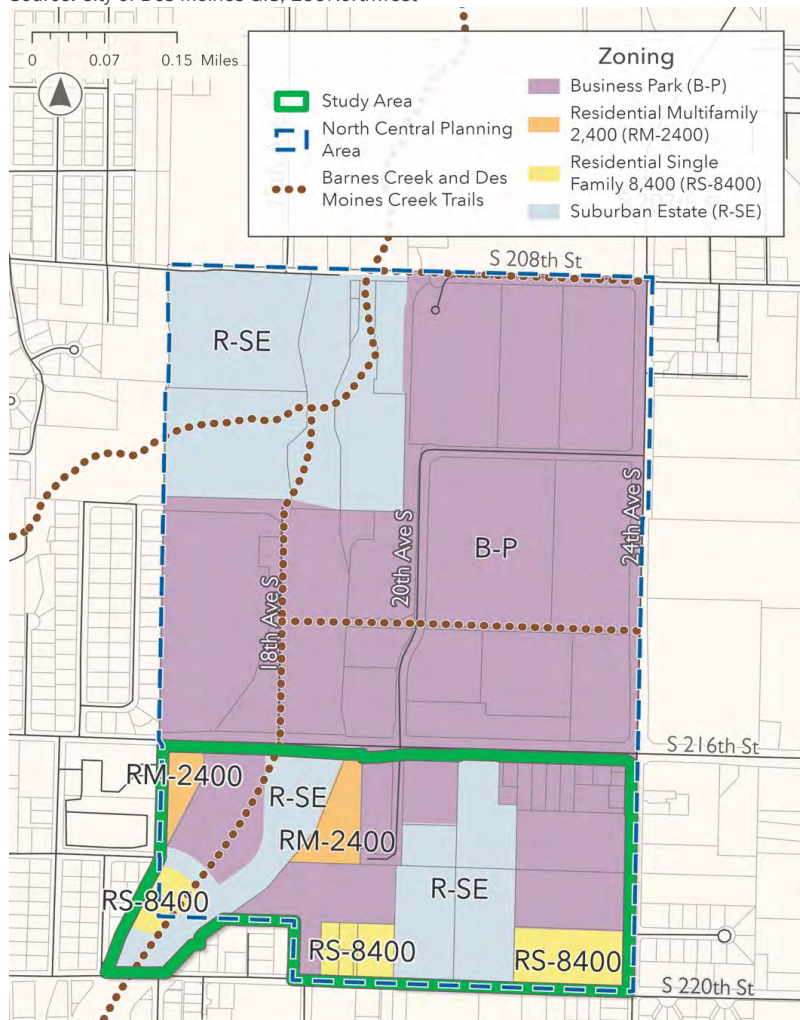


Exhibit 11 summarizes key development standards for zones within the moratorium study area., The Business Park zone (outlined in DMC 18.105) is intended to allow for professional office, light industrial, research and development, service uses, wholesale trade, and limited

retail uses. All development in the Business Park zone must undergo Master Plan Approval to ensure the following⁵:

- Compatibility between business parks and adjacent uses
- Compatibility with the Des Moines Creek Park, Des Moines Creek Trail, Steven J. Underwood Memorial Park, City of Des Moines Activity Center and adjacent residential-designated properties
- New development is consistent with the goals and policies of the City of Des Moines Comprehensive Plan

Exhibit 11: Development Standards for Zones in Study Area

Source: Des Moines Municipal Code Title 18

	BP	RM 2400	RS 8400	R-SE
Min Site Area	2 acres ⁶			
Min Lot Size		7,200 sq ft	8,400 sq ft	35,000 sq ft
Minimum lot area per dwelling		2,400 (~18 units per acre)	4,200 ⁷ (~10 units per acre)	
Height	35 ft ⁸	35 ft	30 ft	35 ft
Max Site Coverage	75%			
Open Space		200 sq ft per unit ⁹		

Residential Zoning

The RM 2400 zone (outlined in DMC 18.65) is intended to permit a greater population density than is allowed in more restrictive zones.¹⁰ Development standards for the RM 2400 zone are aligned by lower-density multifamily development, like middle housing. RM 8400 (DMC 18.55) is a single-family zone but makes allowances for duplex development. The R-SE (DMC 18.85) zone is largely intended for more rural single-family development, characterized by its large lot sizes.

⁵ DMC 18.105.030

⁶ Master plans containing less than the minimum area shall be allowed only if the site adjoins a previously approved master plan

⁷ For duplexes only

⁸ For properties south of South 216th Street

⁹ In developments of 4 or more units

¹⁰ DMC 18.65.030

3. Market Analysis, Development Feasibility, and Growth Targets

This section presents analysis of market factors affecting development in Des Moines and the moratorium study area, a development feasibility analysis of seven building prototypes, and an analysis of how changes in permitted uses, zoning, or other regulations would affect the city's ability to meet its growth targets. Moreover, this section addresses two of the three research questions for this study:

- Given current and near-term market conditions, land use policies, and zoning, what types of development are most likely to locate in the study area?
- What are the implications of those development types for the city to meet the employment targets outlined in the King County Buildable Lands Report?

This analysis supports the evaluation of opportunities and constraints presented in Section 4 as well as the policy and land use options presented in Section 5.

Growth in Des Moines

Exhibit 12 shows that between 2010 and 2020, the population in Des Moines grew by 11 percent, adding 3,215 new residents. The city grew more slowly than all of the surrounding cities but Normandy Park. The growth in the regional population and high-capacity transit improvements in Des Moines and the surrounding area indicate a growing workforce available for continued increases in employment land use development.

Exhibit 12: Population Growth, Des Moines and Nearby Cities, 2010 and 2020

Source: ACS Decennial

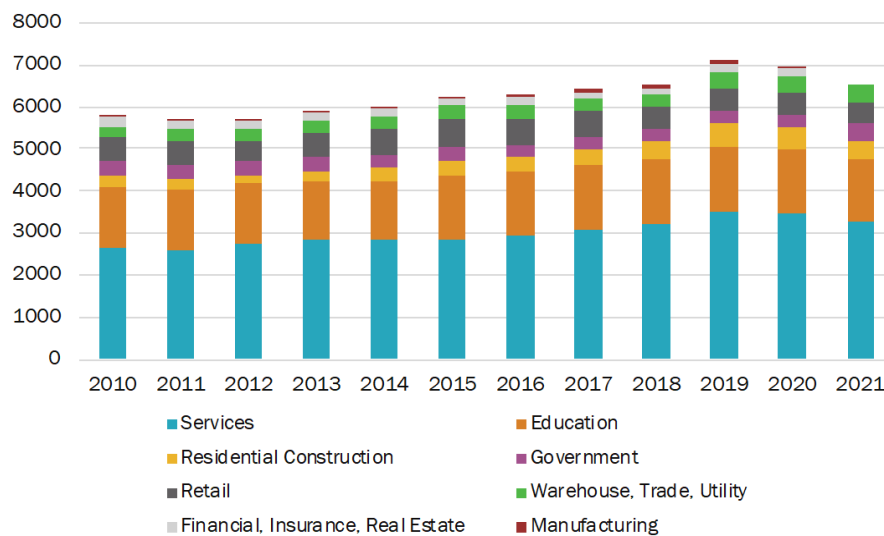
Area	Population		Change 2010 to 2020	
	2010	2020	Number	Percent
Des Moines	29,673	32,888	3,215	11%
Normandy Park	6,335	6,771	436	7%
Federal Way	89,306	101,030	11,724	13%
SeaTac	26,909	31,454	4,545	17%
Kent	92,411	136,588	44,177	48%
Burien	33,313	52,066	18,753	56%

Data in the 2021 King County Urban Growth Capacity Report show that Des Moines experienced an almost 11 percent increase in population from 2010 to 2020, with the number of residents reaching 32,888. During the same period, the city added about 630 housing units, equating to a 5 percent increase and added about 780 jobs, which is about a 17 percent increase in employment.

Exhibit 13 shows employment by sector in Des Moines for the period 2010 through 2021. The data show employment decreased slightly between 2010 and 2012, grew slowly through 2019, and decreased between 2019 and 2021. The largest employment sectors in Des Moines are Services which accounted for 48% of total employment in 2021, and Education, which accounted for 21% of total employment in 2021. Education as a share of total employment is decreasing – education accounted for 25% of total employment in 2010 and 21% in 2021.

Exhibit 13: Employment by sector, Des Moines, 2010-2021

Source: PSRC Covered Employment by City – Major Sector



Development Trends

This section discusses development trends in Des Moines and a broader regional market. ECONorthwest used a five-mile radius to collect and analyze data for the broader regional market. The moratorium study area was used as the center of the five-mile radius. Much of the data presented in this section is from CoStar, a subscription service with extensive data on commercial real estate property.¹¹

Regional Market Trends

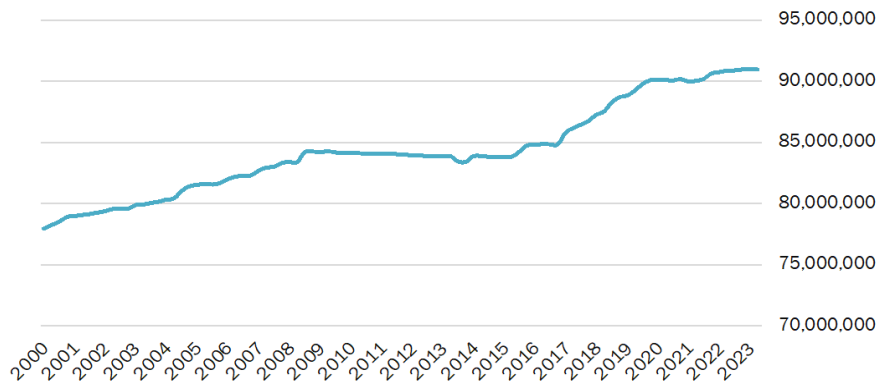
Development within a five-mile radius of the moratorium study has access to diverse markets via water (Puget Sound), air (SeaTac Airport), and major highways (Interstates 5 and 90). As a part of the Seattle Metro Region, overall business growth has been comparatively robust. Exhibit 14 shows 2,845 buildings with over 90 million rentable square feet of non-residential inventory existing within a five-mile radius of the study area. Moreover, rentable square feet grew from 2000 to 2008 and again from 2015 to 2019, with stagnations resulting from the Great

¹¹ <https://www.costar.com/>

Recession in 2008 and the onset of the Covid Pandemic in 2019. The data show a clear relationship between market conditions and non-residential development.

Exhibit 14: Square Feet of Inventory, Non-Residential, Five-Mile Radius, 2000-2023

Source: CoStar



Within the commercial, industrial, and office uses within a five-mile radius of the project area, industrial uses account for 68 percent of the total acreage of development since 2010. Of that industrial development, 70 percent has been either warehouse or distribution centers with another 21 percent as “unreported” (a significant portion of this unreported industrial is likely also warehouse or distribution centers). The predominant warehouse and distribution center uses is consistent with the findings from the King County Urban Growth Report, which shows the majority of non-residential development occurring at low and very-low densities (see Exhibit 21).

Exhibit 15 show that non-residential rents per square foot rose from about \$7/square foot within a 5-mile radius of Des Moines in 2010 up to nearly \$20/square foot in 2023. As rents rose, vacancy declined during this same period, from about 9% in 2010 down to about 4% in 2023.

Exhibit 15: Overall Rent per Square Foot, Non-Residential, Des Moines and Five-Mile Radius, 2000–2023

Source: CoStar

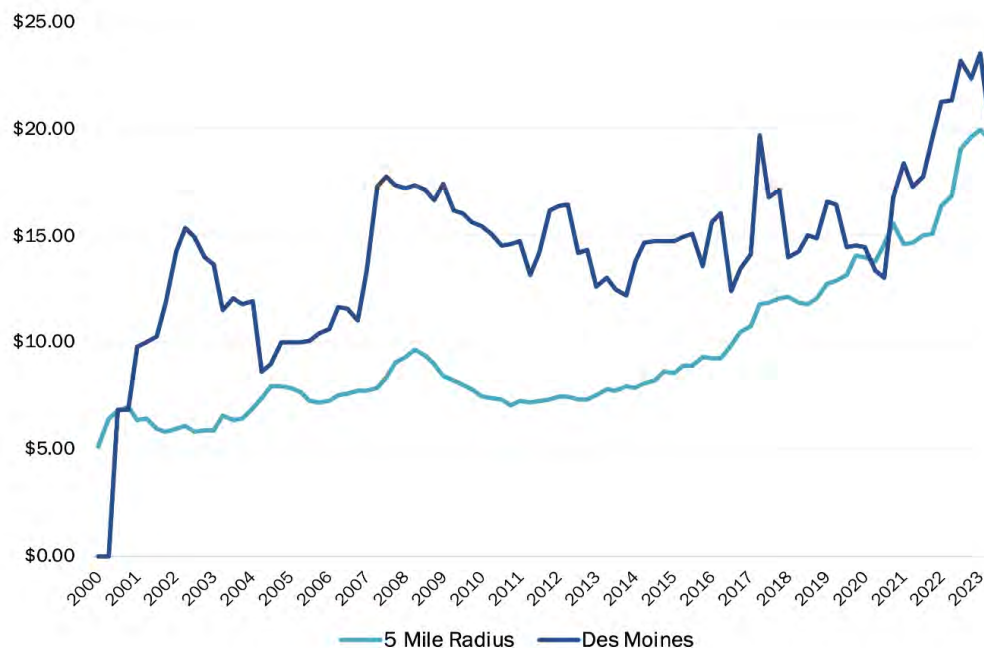
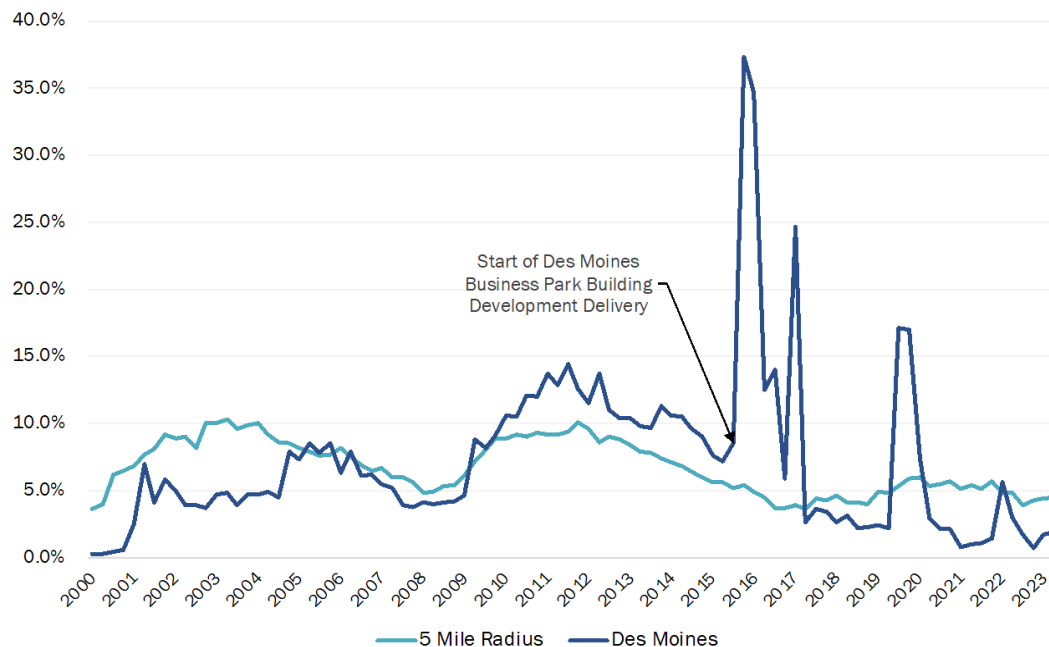


Exhibit 16 shows overall non-residential vacancy rates for the regional study area during the period 2000 through Q1-2023. The data show that vacancy rates lag a few years behind economic cycles and typically take a few years to recover. The exception is the Covid-19 recession of 2020 where vacancies only increased a couple of percentage points between 2019 and 2020 and then dropped back down 2021-2022.

Exhibit 16: Vacancy Rates, Non-Residential, Des Moines and Five-Mile Radius, 2000-2023

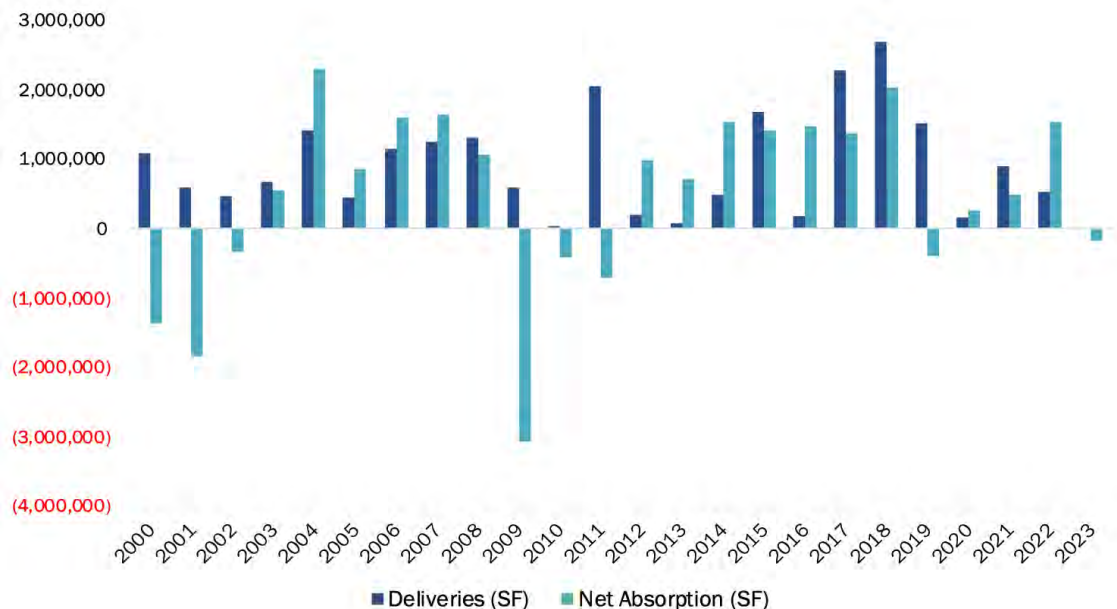
Source: CoStar



Since 2000, the amount of non-residential developments delivered peaked between 2011 and 2012, with about 2,500,000 total square feet of development added to the regional market area (Exhibit 17). This peak in building activity corresponds with a peak in vacancy rates (nearly 10%) that has since declined (both in terms of deliveries and vacancy rates). The rising rents with declining vacancy since 2012 indicate that the supply of non-residential uses is not keeping up with its overall demand, and that additional employment uses would likely continue to be absorbed within the regional market area, as has been the case for the past two decades.

Exhibit 17: Square Feet of Deliveries and Absorption, Five-Mile Radius, 2000-2023

Source: CoStar



Although the trend since 2012 shows a predominance of low and very-low density non-residential development within the regional market area, regional plans and high-capacity transit infrastructure investments position this area to be able to accommodate denser non-residential development.

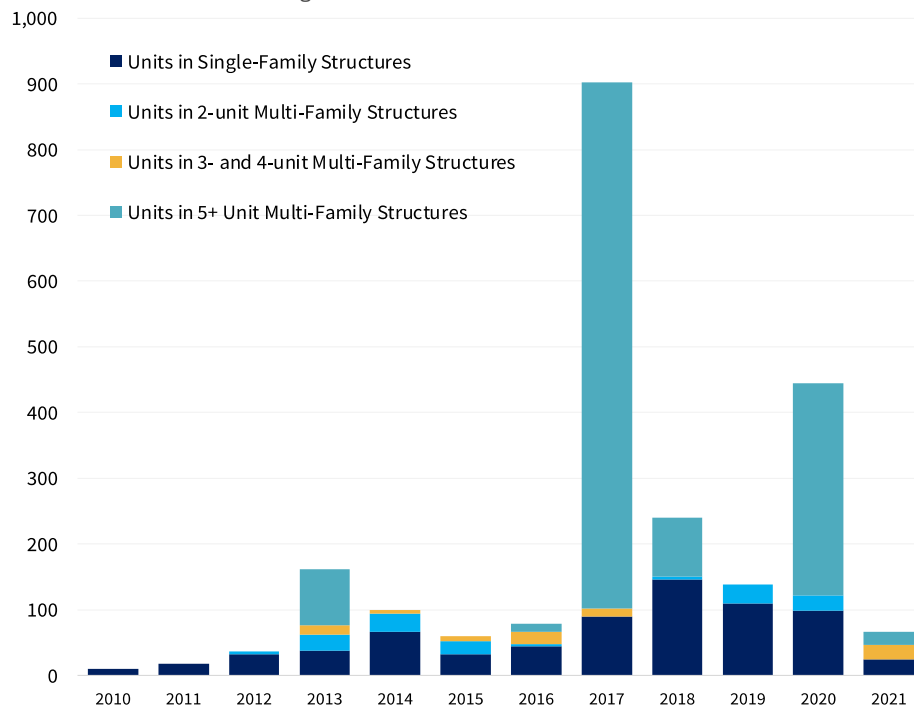
Des Moines Market Trends

Residential

Des Moines has seen major increases in the development of multifamily units (5+ units) since 2010, though deliveries of housing types with fewer units has remained somewhat consistent during this same timeframe. The city added 800 multifamily units (5+ units) in 2017 and another 322 units in 2020. Sound Transit will redevelop about 4 acres adjacent to the new station (currently used for construction staging and mobile offices) into Transit-Oriented Development (TOD) as the light rail station opens. The development is expected to be a mix of uses and have housing units for households with a range of incomes, including long-term affordable housing.

Exhibit 18: Housing Units Built by Type, Des Moines, 2010-2021

Source: HUD User SOCDS Building Permit Database



Non-Residential

The commercial market in and around Des Moines appears strong and growing stronger, capitalizing on access to local water, road, and airways that connect Des Moines with local, regional, and international markets (Exhibit 19). While retail accounts for the most total number of lots in Des Moines (85 unique lot sites), office and industrial account for the largest amount of total square feet of private non-residential land use, accounting for 30 percent (office) and 27 percent (industrial) of the total private non-residential land in Des Moines; these sites are generally much larger in size per lot than most land use types.

Exhibit 19: Non-Residential Land Use, Des Moines, 2023

Source: CoStar

Use Type	Number of Unique Sites	Sum of Land Area (Acres)	Percent of Total Commercial/Industrial Land
Office	31	136	30%
Industrial	18	122	27%
Retail	85	79	18%
Health Care	6	60	13%
Specialty	11	43	10%
Hospitality	8	8	2%
Flex	4	3	1%
Total	163	451	100%

Since 2010, most non-residential development (measured in acres of land) in Des Moines was industrial or office, 49 percent and 45 percent respectively. Of this office and industrial development, almost all of it occurred after 2014 in the Des Moines Creek Business Park (87 percent).

According to the 2021 King County Growth Capacity Report, the non-residential zones of Des Moines are mostly zoned for high and medium high density (FAR greater than 1.0). The study found that what was actually built was low and very low density. Exhibit 20 shows areas zoned for medium high density allow Floor Area Ratios (FAR) between 1.0-3.0, but the average achieved density in these areas is 0.2 FAR. In the areas zoned for high density commercial development, zoning allows FARs of 3.0 or more, but the average achieved density for these areas is 0.5.

Exhibit 20: Non-Residential Zoned Densities, Des Moines, 2012-2018

Source: King County Urban Growth Capacity Report, 2021.

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low 0 - 0.35 FAR	0	0	
Low 0.35 - 0.5 FAR	0	0	
Medium Low 0.5 - 1.0 FAR	0	0	
Medium High 1.0 - 3.0 FAR	40,980	6,203	0.2
High 3.0 & up FAR	3,938,931	2,104,363	0.5
Total	3,979,911	2,110,566	0.5

Exhibit 21 shows non-residential achieved densities by density level in Des Moines as reported in the 2021 King County Growth Capacity Report. The analysis shows that the vast majority of non-residential development between 2012 and 2018 occurred at low and very low densities and that the city achieved an overall FAR of 0.5. The achieved FARs during this period are not surprising given the amount of warehouse space that was built in the business park during this period. "Underbuild" (the difference between zoned and achieved densities) is common in commercial and industrial areas. Moreover, the building types developed in the business park are consistent with the findings of our market analysis. While the development outcomes the

city experienced were not unexpected, the city will continue struggling to meet employment growth targets if the delivery of low-density commercial development continues.

Exhibit 21: Non-Residential Achieved Densities, Des Moines, 2012-2018

Source: King County Urban Growth Capacity Report, 2021

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	114,290	29,744	0.3
Low	3,724,382	1,853,398	0.5
Medium Low	47,100	29,583	0.6
Medium High	94,139	197,841	2.1
High	0	0	0.0
Total	3,979,911	2,110,566	0.5

Narrowing in on non-residential development in just Des Moines shows similar trends to the 5-mile market area, but with even lower vacancy rates and higher rents. The peak in Des Moines vacancy rates in 2016 coincides with the development and deliveries within the Des Moines Business Park in 2015, which were all quickly absorbed. The current vacancy rate in Des Moines non-residential is around 2 percent, substantially lower than the 5-mile radius market area, which is already low, at about 4 percent.

Exhibit 22 shows that little new non-residential development occurred in Des Moines between 2000 and 2015, but that Des Moines saw a building boom between 2015 and 2018, which more than tripled the amount of non-residential space in the city. The majority of this non-residential development occurred in the Business Park area; the Business Park accounted for over 70% (about 2,500,000 square feet of non-residential development) of the approximately 3,500,000 square feet of total non-residential development that occurred throughout all of Des Moines between 2015 and 2018.

Exhibit 22: Deliveries by Type, Des Moines and Five-Mile Radius, 2000-2023

Source: CoStar

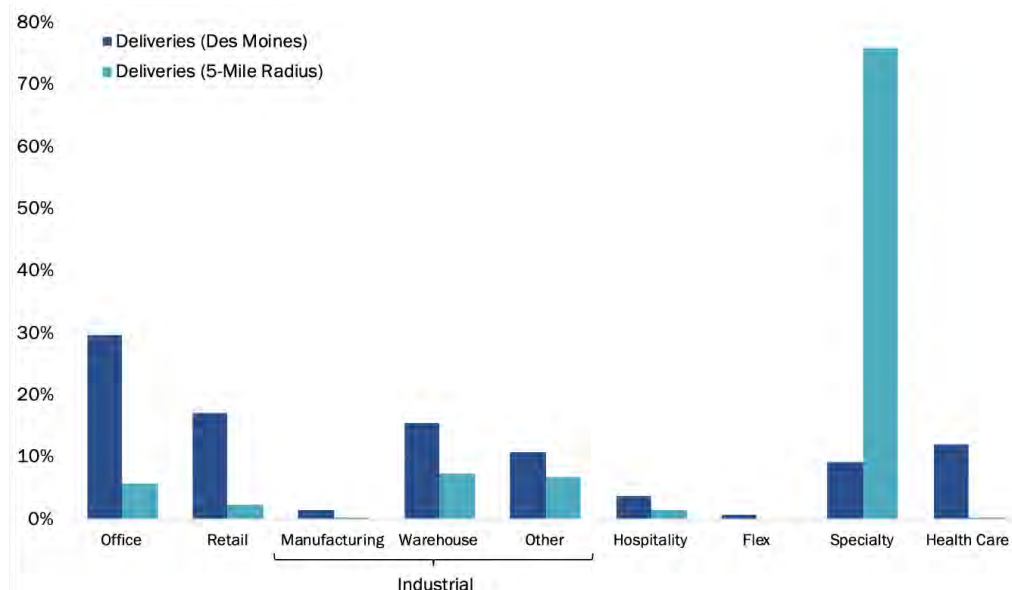


Exhibit 22 shows that the majority of deliveries within Des Moines come from Office and Industrial construction, with more than half of the industrial construction being in the form of warehouses. In contrast, approximately three-fourths of all deliveries in the five-mile radius surrounding Des Moines was "specialty construction," in this case the construction of a very large parking garage serving the Angle Lake light rail station.

Regional Growth Targets

The 1997 Buildable Lands amendment to the Growth Management Act requires six western Washington counties and the cities within them, to measure their land supply (in acres) and land capacity (in housing units and jobs). The intent is to ensure that these counties and their cities have sufficient capacity – realistically measured – to accommodate forecasted growth.

The Puget Sound Regional Council is responsible for establishing regional growth targets. The adoption of VISION 2050 and the Regional Growth Strategy (RGS) in October 2020 provide the foundation for long-range planning in the region. Following the adoption of VISION 2050 in 2020 and subsequent adoption of countywide growth targets in 2022, PSRC released updated land use forecasts called Land Use Vision Implemented Targets (LUV-it).

The forecasts use 2018 as the base year and 2050 as the forecast year.¹² LUV-it establishes sub-regional control totals (including at the city level) and then allocates growth to transportation analysis zones (TAZs). The forecasts include population, households, and employment at both the city and TAZ level.

ECO used the PSRC LUV-it data to assess the implications of changing land use policies, regulations, plan designations, or zoning in the moratorium study area. The intent was to evaluate whether changes would adversely impact the city’s ability to meet its growth targets.

The 2021 Urban Growth Capacity Report presents an assessment of development capacity for future housing and employment in King County. According to the study, “the report is a mid-planning cycle assessment on how jurisdictions are achieving the planning goals of their 2035 comprehensive plans.” Finally, the Report analyzes King County jurisdictions’ progress toward adopted planning goals expressed in the 2012 King County Countywide Planning Policies growth targets and 2015 Comprehensive Plans.

The 2021 Urban Growth Capacity Report found Des Moines has capacity for an additional 8,386 housing units (exhibit 31 in the report). The city is projected to continue growing through the end of the planning horizon in 2044. Des Moines 2044 housing growth target is 3,800 new housing units, representing a 26 percent increase from 2018. This accounts for 13 percent of the total share of housing growth allocated to High Capacity Transit Communities (High Capacity Transit Communities have planned high-capacity transit investments to allow these jurisdictions to accommodate a larger share of future growth; the other six High Capacity Transit Communities include Kenmore, Lake Forest Park, Mercer Island, Newcastle, Shoreline, and Woodinville).

Employment growth is also expected in Des Moines for the foreseeable future. The 2021 King County Urban Growth Capacity Report estimated Des Moines has the capacity for an additional 2,410 total jobs. Des Moines was allocated an additional 2,380 jobs between 2018 and 2044, representing about 9 percent of the total HCT Communities Regional employment target.

Exhibit 23 shows projected growth of population, housing, and employment in Des Moines. The targets show Des Moines adding 9,624 persons, 3,800 housing units, and 2,380 jobs. This is a 30 percent to 34 percent increase between 2018 and 2044.

Exhibit 23: Population, Housing, and Employment Growth Targets, Des Moines, 2018-2044

Source: 2018-2044 King County Growth Targets; (PSRC) VISION 2050 Regional Growth Strategy; PSRC LUV-it forecasts. a Population is from the LUV-it Forecasts

	2018	2044 Target	% Increase	2018-2044 Target
Population	31,019	40,643	31%	9,624
Housing	12,700	16,500	30%	3,800
Employment	7,065	9,445	34%	2,380

¹² Note that we use 2044 in our modeling to conform with the growth targets in the 2021 King County Growth Capacity report.

According to the 2021 King County Urban Growth Capacity Report, between 2006 and 2018 Des Moines grew at just 36% of the pace needed to achieve its 2035 employment growth target of 5,800 jobs. As of 2018, Des Moines was under the pace needed to meet its 2035 jobs growth target and needed to grow at an annual rate of 3.2% to reach its remaining target by 2035. The most recent 2021 PSRC Employment data shows a peak in number of jobs in Des Moines in 2019 (7,078) and has since decreased by 4 percent as of 2021 (6,838), an outcome partially attributable to the economic slowdown associated with the COVID pandemic. The largest share of jobs in Des Moines are in the service industry, about 50 percent, followed by education, about 25 percent.

Estimating Demand for Land and Built Space

The demand for land is a derived demand. It derives from a demand for built space, which itself derives from demand for shelter to accommodate human activities (productive and social). An implication is that the demand for buildable *land* is, in part, influenced by the supply of built *space*. Thus, a land needs Assessment should look not only at land, but at built space.

The most simple and aggregate model of demand is more people in a region (e.g., residents and workers) create more demand for built space. This in turn creates a derived demand for land (a place to put the buildings). The aggregate demand model gets more complicated and disaggregated if one considers factors that affect demand for built space.¹³

Several related measures are commonly used in evaluating demand for land and built space. These measures define the arithmetic relationships between building size, floor area, and land area. By definition, employment density is the ratio of labor to land. Several measures of employment density exist: FARs, EPAs, and sq. ft. per employee. To understand the

¹³ Moore and Waddell identified a number of factors that should be considered in a disaggregated demand model. Following are some of the more important factors:

- Product differentiation. There are many types of real estate products (i.e., housing, retail, industrial, etc.). Each of these products has a different demand function.
- Market segmentation. Consumers have different characteristics which causes them to have different preferences for real estate products and land, constrained by demand and financial intermediation lending practices such as changing interest rates.
- Location. The characteristics of a parcel may affect what gets built, but the characteristics of the neighborhood and larger sub-area contribute to value and demand. Location makes a difference.
- Individual preferences and constraints. Urban markets are composed of tens of thousands of individual decisionmakers who have different preferences for real estate products.
- Sub-markets. The variability of products, consumers, and locations creates sub-markets that are more or less substitutable.
- Durability of real estate products. Buildings can last 50 years or more, the long-life of buildings means mobility and filtering must be taken into account when forecasting demand.
- Public policy. Policy affects market demand and supply relationships.
- Demand and supply interaction. What people often refer to as “historical demand” is, technically, the intersection of demand and supply factors at some price.

relationship between Floor Area Ratios, square feet per employee, and employee per acre ratios, we start with definitions.¹⁴

- **Floor Area Ratio (FAR).** The Floor Area Ratio is the total building square footage (building area) divided by the site size square footage (site area)
- **Square Feet Per Employee (SF/Emp).** The total square feet required for employees. This includes shared spaces such as lobbies, hallways, elevators and stairwells, restrooms, and other built space.
- **Employee per acre ratio (EPA).** The total number of employees divided by the size of the site. Implicitly, this is a *net* density figure; it does not include land needed for streets and other public uses.

ECONorthwest used the growth targets as allocated to TAZs to analyze growth patterns in the regional study area and Des Moines, and to estimate demand for built space (in sq ft of floor area) and land (in acres). We started by reviewing research by ECONorthwest and other organizations on employment density.¹⁵

A key theme throughout studies on employment density is the amount of variability that exists within industries, plan designations, or zoning districts. For example, a commercial zone may have employment densities ranging from 0.5 employees per acre for a mini-storage facility to densities over 50 employees per acre for multi-story office buildings. Space per employee tends to show less variability than employees per acre. As a result, most studies use averages which turn out to be an acceptable proxy for larger geographic areas (i.e., they provide reasonable estimates).

ECONorthwest developed two models to estimate built space and land need. The land need estimates do not make a distinction between greenfield development and redevelopment. The model specifications are as follows:

Model 1: King County Growth Capacity Assumptions

Model 1 builds off assumptions used in the 2021 King County Growth Capacity Report. The 2021 report estimated the overall actual square feet per employee in Des Moines was 818 and the average FAR was 0.5. Analysis in Appendix A of the report shows Des Moines averaged 699 square feet per employee for non-industrial jobs, and 3,509 square feet for industrial jobs. This finding is consistent with the overall low employment densities achieved in new development

¹⁴ There is a simple mathematical relationship between the three measures (FAR, SF/Emp, and EPA):

- FAR can be derived from EPA and SF/Emp: $(EPA * 43560) / SF \text{ per Emp}$
- SF/Emp can be derived from EPA and FAR: $(FAR * 43560) / EPA$
- EPA can be derived from SF and FAR: $(FAR * 43560) / SF \text{ per Emp}$

¹⁵ ECO conducted similar reviews for Piece and Clark Counties as part of the 2019 Buildable Land Report updates.

between 2016 and 2019 and could be expected given the amount of warehouse space built in Des Moines between 2015 and 2019.

Appendix D of the Growth Capacity Report presents recommended assumptions for Central Market Area cities in commercial and mixed-use zones (300-600 sf/emp) and industrial zones (700-1,200 sf/emp).

Growth Capacity Modeling for Des Moines used assumptions of 575 square feet per employee for commercial uses and made no assumption for industrial uses as the city does not have any industrial land capacity. For modeling purposes, we used the following assumptions:

Commercial: 575 sf/emp

Industrial: 900 sf/emp

The 2021 King County Growth Capacity Report did not use EPA assumptions, so ECONorthwest used assumptions from Pierce and Clark County. Both Counties assumed 11 employees per acre for industrial uses and 22 employees per acre for commercial uses.

Model 2: Sector-Level Assumptions

Model 2 uses sector level assumptions that build from several studies.¹⁶ Exhibit 24 shows the assumptions used for model 2.

Exhibit 24. Model 2: Sector Level Employee Per Acre and SF/Employment Assumptions

(Con_Res signifies Residential Construction, Manuf_WTU signifies Manufacturing [Wholesale, Transportation, and Utilities], FIRES signifies Finance, Insurance, Real Estate, and Services, Gov signifies Government, and Edu signifies Education)

Sector	EPA	SF/Emp
Con_Res	6	800
Manuf_WTU	12	420
Retail	22	700
FIRES	30	350
Gov	35	300
Edu	15	300

Exhibit 25 shows actual (2018) and projected (2044) employment, by sector and study area for 2018 and 2044 and the growth increment in number of employees and percent change. The results show the regional study area is projected to add 97,754 new employees during the period; Des Moines 8,574, and the Study Area TAZ, 94. Thus, the Study Area TAZ accounts for 1.2 percent of employment growth projected for Des Moines between 2018 and 2044. Given the small amount of employment allocated to the study area, changing land uses would have little overall effect on the city's ability to meet its employment targets. The employment projections provide the basis for estimating built space and acres.

¹⁶ Snohomish County Employment Density Analysis, 2007. Portland Metro Employment Density Study, 1999. Eugene Employment Density Study, 2010.

Exhibit 25. Actual (2018) and Projected (2044) Employment, by Sector and Moratorium Study Area, 2018-2044¹⁷

Source: PSRC LUV-it City Forecasts and TAZ allocations; Analysis by ECONorthwest

(Con_Res signifies Residential Construction, Manuf_WTU signifies Manufacturing [Wholesale, Transportation, and Utilities], FIRES signifies Finance, Insurance, Real Estate, and Services, Gov signifies Government, and Edu signifies Education)

Note: Study Area TAZ covers the moratorium study area south of 216th Ave.

Sector	Regional TAZ Study Area				Des Moines TAZs				Study Area TAZ			
	2018	2044	% Change	2018 - 2044	2018	2044	% Change	2018 - 2044	2018	2044	% Change	2018 - 2044
Con_Res	12,269	13,765	12%	1,496	795	1,193	50%	398	57	63	11%	6
Manuf_WTU	68,471	72,103	5%	3,632	1,948	3,130	61%	1,182	35	48	37%	13
Retail	26,439	57,314	117%	30,875	2,952	5,213	77%	2,261	53	90	70%	37
FIRES	50,032	99,476	99%	49,444	4,204	7,700	83%	3,496	78	132	69%	54
Gov	13,074	17,259	32%	4,185	242	409	69%	167	124	108	-13%	-16
Edu	5,295	13,417	153%	8,122	1,787	2,857	60%	1,070	0	1	na	1
Total	175,580	273,334	56%	97,754	11,928	20,502	72%	8,574	347	442	27%	95

Exhibit 26 shows the results of models one and two for the regional TAZ study area. The output shows the regional study area will need between 32 million and 57 million square feet of new built space between 2018 and 2044. The higher need estimate from Model 1 is a result of higher SF/Emp assumptions. The land demand estimates show less variability as a result of less difference in the EPA assumptions.

Exhibit 26. Built Space and Land Demand, Regional Study Area TAZs, 2018-2044

Source: Analysis by ECONorthwest

(Con_Res signifies Residential Construction, Manuf_WTU signifies Manufacturing [Wholesale, Transportation, and Utilities], FIRES signifies Finance, Insurance, Real Estate, and Services, Gov signifies Government, and Edu signifies Education)

Sector	Model 1: KCGC Assumptions		Model 2: Sector Assumptions	
	Built Space (SF)	Acres	Built Space (SF)	Acres
Con_Res	860,200	68	1,196,800	249
Manuf_WTU	3,268,800	330	1,525,440	303
Retail	17,753,125	1,403	8,378,352	1,403
FIRES	28,430,300	2,247	17,305,400	1,648
Gov	2,406,375	190	1,255,500	120
Edu	4,670,150	369	2,436,600	541
Total	57,388,950	4,608	32,098,092	4,265

Exhibit 27 shows new households forecast between 2018 and 2044 for TAZs in the regional study area and Des Moines. The data are presented in quintiles. For the Moratorium Study Area (TAZ 1040) PSRC forecasts 398 new households (a 72 percent increase) and 942 new persons (a 67 percent increase). Comparing PSRC forecasts for housing and jobs shows PSRC anticipating much more housing growth in the Moratorium Study Area.

¹⁷ The Study Area TAZ Government sector employment shows a decrease between 2018 and 2044, this is likely a result of the greater TAZ allocation that proportionately distributes regional employment projections.

Exhibit 27. New Households, Study Area TAZs, 2018-2044

Source: PSRC LUV-it forecasts; mapping by ECONorthwest

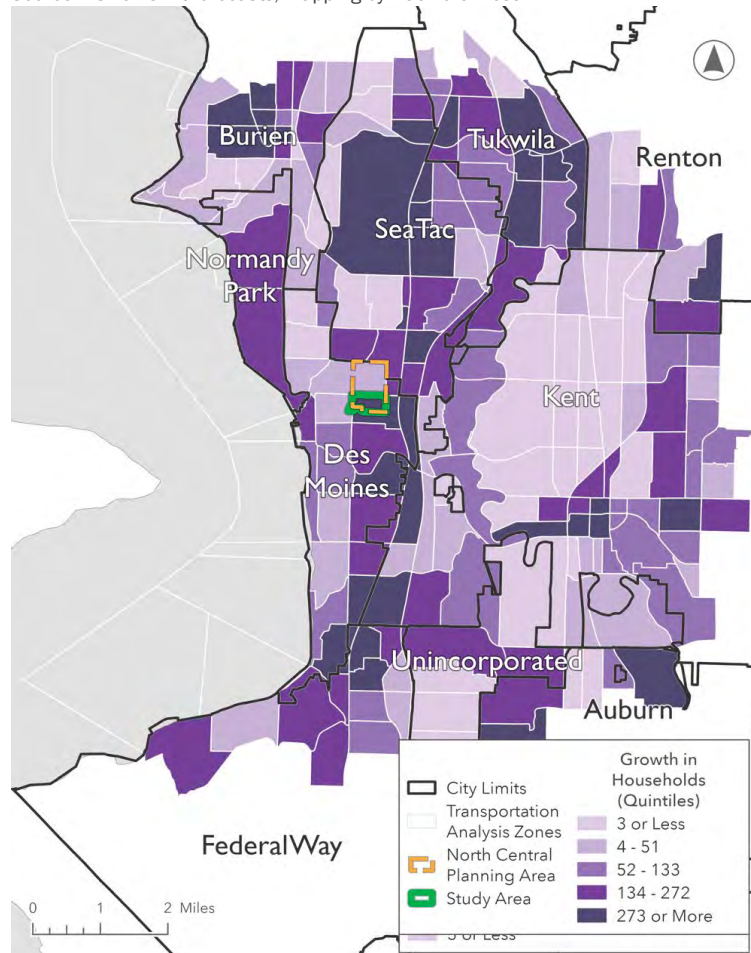


Exhibit 28 shows new employment forecast between 2018 and 2044 for TAZs in the regional study area and Des Moines. The data are presented in quintiles.

Exhibit 28. New Employment, Study Area TAZs, 2018-2044

Source: PSRC LUV-it forecasts; mapping by ECONorthwest

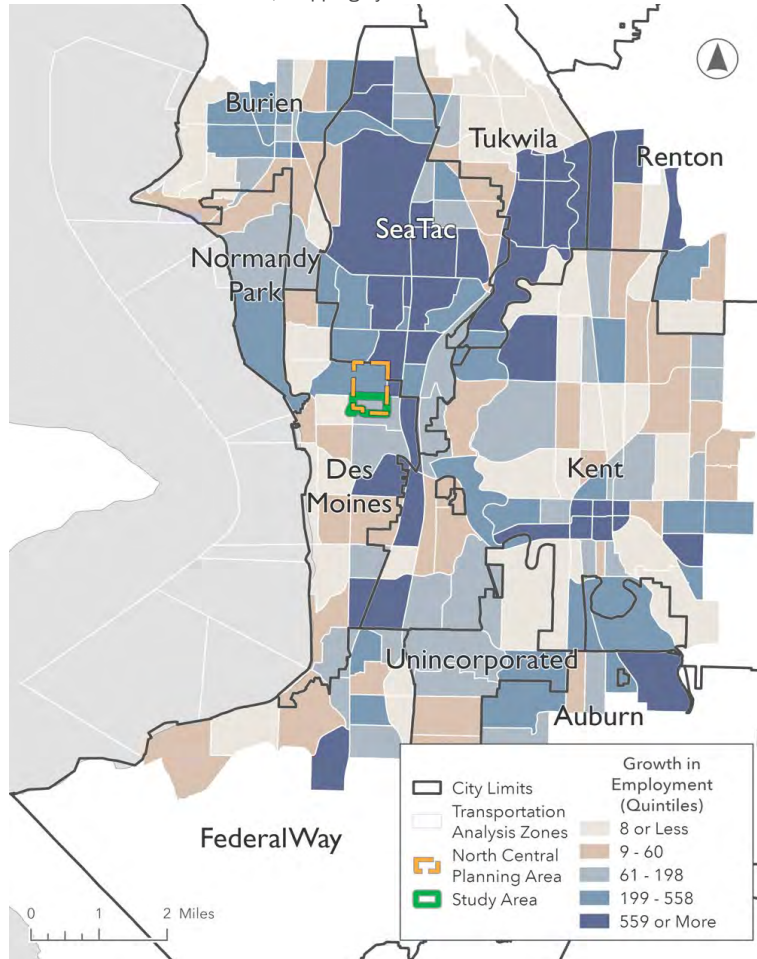


Exhibit 29 shows built space and land demand for the City of Des Moines. The model output shows that Des Moines will need between 2.5 million and 5.3 million square feet of new built space between 2018 and 2044. As with the regional study area output, the higher need estimate from Model 1 is a result of higher SF/Emp assumptions. The models estimate that Des Moines will need between 443 and 460 acres to accommodate new employment. Note that the acreage estimates do not distinguish between greenfield development and redevelopment. The land demand estimates show less variability as a result of less different in the EPA assumptions.

Exhibit 29. Built Space and Land Demand, Des Moines TAZs, 2018-2044

Source: PSRC LUV-it City Forecasts and TAZ allocations; Analysis by ECONorthwest

(Con_Res signifies Residential Construction, Manuf_WTU signifies Manufacturing [Wholesale, Transportation, and Utilities], FIRES signifies Finance, Insurance, Real Estate, and Services, Gov signifies Government, and Edu signifies Education)

Sector	Model 1: KCGC Assumptions		Model 2: Sector Assumptions	
	Built Space (SF)	Acres	Built Space (SF)	Acres
Con_Res	228,850	18	318,400	66
Manuf_WTU	1,063,800	107	496,440	99
Retail	1,300,075	103	37,204	103
FIRES	2,010,200	159	1,223,600	117
Gov	96,025	8	50,100	5
Edu	615,250	49	321,000	71
Total	5,314,200	443	2,446,744	460

4. Development Feasibility Analysis

A key objective of this study was to understand what types of development are supported by current market conditions. To meet this objective, ECONorthwest analyzed financial feasibility of various development types that are allowed to develop within the study area or might be desirable if the city adopts a different land use vision for the area. We modeled prototypical development types, or *prototypes*, that represent a range of developments that have been observed within the Business Park, surrounding area, and prototypes the city might want to see in the study area.

Development Prototypes and Summary of Assumptions

Most of the prototypes tested were selected to represent the range of development types recently observed within a 5-mile radius of the study area. This 5-mile radius represents our market area. The prototypes tested included industrial, office, retail/commercial, and residential uses. The table in Exhibit 30 outlines these development prototypes tested as well as key assumptions including site size, building coverage, number of stories, and lot coverage.

Exhibit 30. Summary of Development Prototypes

Source: ECONorthwest

	Industrial (Distribution & Warehouse)	Industrial (Manufacturing)	Office (Medical & Professional)	Office (strip mall)	Retail / Commercial Mix	Self-Storage	Townhomes (8 unit)	Multifamily (Sixplex)
Site Size	150,000	130,000	50,000	25,000	150,000	150,000	11,000	7,500
Building Coverage	75,000	65,000	25,000	15,000	60,000	30,000	5,000	2,000
Number of Stories	1	1	2	1	2	1	3	3
Lot Coverage Ratio	50%	50%	50%	60%	40%	20%	45%	27%

Proforma Analysis

ECONorthwest completed an economic analysis that models a developer's decision-making process and cash flow equation. More specifically, we used a pro forma model to assess the feasibility of each of the prototypes given current market conditions. The pro forma calculates the residual land value (RLV), which is an estimate of what a developer would be able to pay for land given the property's income from rental or sales revenue, the cost to build as well as to operate the building, and the investment returns needed to attract capital for the project. In other words, it is the budget that developers have remaining for land after all the other development constraints have been analyzed.

An advantage of the RLV approach is that it does not rely on land prices as an input. Rather, observed land prices can be compared with the model outputs to help calibrate the model and ensure it reflects reality. We used the King County assessor data as a proxy for land prices and compared the residual land value (RLV) to

Residual Land Value (RLV)-This term is used throughout this memo and is defined as the price (or price per square foot) of land that a site would need to sell for in order to make a development feasible. RLV can be thought of as a land budget. The land budget is what a developer can afford to pay for land and still maintain a financially feasible development project.

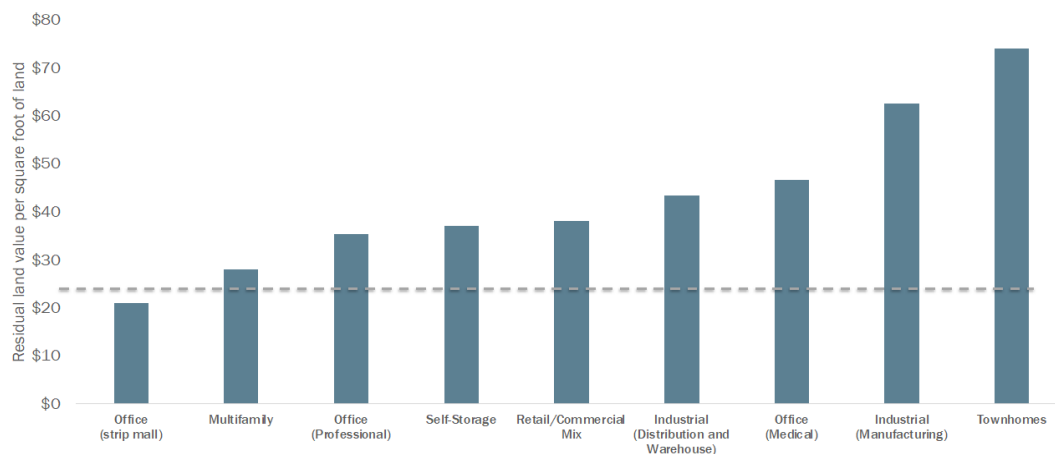
the average value for both improved and vacant land in these zones. If the RLV is greater than, or close to, the current land price for the property, the project is likely feasible. If the RLV is less than the land price, new development is unlikely to be able to afford the land needed for the project. Lastly, if the RLV is negative, the project does not generate enough income to turn a profit and is not feasible. RLV analyses should be thought of as a strong indicator of the relative likelihood of development, not an absolute determinate of project feasibility. The results from this method describe a general analysis of prototypes and do not consider the many potential unique conditions that could be a factor in development feasibility (e.g., increased predevelopment costs, low land basis from longtime land ownership, proximity to preferred shipping sites, etc.). The findings from this analysis are intended to inform discussion regarding desired outcomes in the study area (short- and long-term) and the types of development more likely to occur within the allowed zoning uses given market conditions.

Results

Exhibit 31 shows the results and findings from the financial feasibility analysis.

Exhibit 31: Financial Feasibility Results

Source: ECONorthwest



Most prototypes tested are feasible relative to land values in the study area. Lower land values in the study area, per the assessor data, play an important role in enhancing the viability of these prototypes. However, it's important to note that the feasibility of these prototypes and the relationship between them can be highly sensitive to fluctuations in rent and other financial factors. Despite this sensitivity, the positive results shown in Exhibit 31 demonstrate a broad spectrum of potential policy options the city can consider for the study area.

Townhomes are the most feasible development prototype tested. ECONorthwest has consistently found townhomes to be a very competitive development type throughout the

Average Land Value

Puget Sound Region. Townhomes generally offer an efficient layout, can be easy to scale, and can be sold at a premium price given market demand, making them an attractive product for developers to build. However, the city should consider whether zoning for townhome development is the appropriate policy option to help meet local housing and employment needs.

Des Moines lacks new multifamily comparables,¹⁸ but there is and will likely continue to be demand for this development type in Des Moines and the region overall. Des Moines currently lacks comparable market-rate multifamily development, indicating that the market for multifamily housing in the city has yet to be proven. However, considering both regional and local trends, there is likely unmet demand for more dense and diverse housing options in Des Moines and the region overall. Given the lack of comparable properties (comparables), our analysis relied on assumptions about achievable rents gathered from the larger market area. Despite the lack of specific comparables, the overall market demand for housing suggests a relatively positive outlook for multifamily development in Des Moines as more “middle housing” comes online in Washington. It should be noted that the form of multifamily development tested in this analysis (sixplex) is still considered lower density and much of the housing that is targeted for Des Moines is high density multifamily given its designation as a High Capacity Transit Community. Higher density multifamily development feasibility could be explored but was not at a part of this report’s development prototype analysis.

Results for both office types are likely overstating feasibility given the ongoing volatility in the office market. While the positive results can be attributed to the cheaper construction type observed in office comparables in Des Moines, and the potential to command high rental rates (standard for office relative to other commercial types), it is important to consider the current state of the office market. High office vacancy levels suggest that investment capital is hesitant to venture into new developments or commit to long-term leases at reduced rates. Given these circumstances, it is unlikely that the market is receptive to new office projects or willing to make long-term financial commitments at this time. Therefore, the positive feasibility results for the office types need to be interpreted with caution. The Seattle office market has seen a rise in vacancy rates in 12 of the last 14 quarters and is currently near 12%, while vacancy rates pre-pandemic were closer to 6%.¹⁹ While medical office may still be in slightly higher demand, the study area currently lacks the existing medical facilities and context for supporting medical office.

Achievable retail rents are surprisingly high, likely due to recent comparable developments. Achievable retail rents in the market area are relatively high, likely attributed to recent comparables (comparable developments) near the study area, such as the new Outdoor Research facility just north of the study area. However, it is uncertain whether there would be a substantial increase in the number of investments in this particular type of commercial space in

¹⁸ Comparables are developments that are similar and can be used to develop assumptions or validate results from financial modeling.

¹⁹ Kidder Matthews, [Seattle Office Market Report](#). 2nd Quarter, 2023.

the area. Therefore, while the achievable retail rents currently appear to be high, the long-term sustainability and growth of this market segment in the area warrant further consideration.

Other findings include:

- Industrial and Manufacturing uses are likely feasible in the study area, but the amount of buildable land and parcel assemblage required to build those uses in the study area will likely decrease the physical feasibility of new projects. Parcel assemblage is often complicated and expensive which is likely to deter this use in the study area, even if allowed by zoning.
- Self-storage tends to be more expensive to build relative to the other prototypes and only provides low employment density, but in turn it offers low operating costs and can command fairly high rental rates. With the increase of more dense housing development in Des Moines, there could be additional demand for self-storage, thereby increasing the feasibility of this development type relative to the other uses.

5. Potential Policy Options and Study Area Opportunities and Constraints

This section outlines potential policy and the opportunities and constraints within the Moratorium study area. It's important to note that the opportunities and constraints discussed here do not serve as a formal evaluation of potential options. Instead, they aim to provide context for how existing conditions could present opportunities or challenges across the entire Business Park area. The analysis does not consider existing policies, plan designations and zoning as fixed and some of the outcomes would result in significant changes to the future land use vision for the area. The opportunities and constraints are not intended as recommendations; rather they are an exploration of possibilities for the study area.

Regulatory Options

By most measures, the Des Moines Business Park has been an unqualified success. The amount and rate of development are remarkable with the city adding approximately 2.5 million square feet of commercial and warehouse space in a four-year period between 2015 and 2018. Moreover, data from the 2021 King County Growth Capacity Report show that non-residential development during the 2006 through 2018 analysis period has averaged floor area ratios of 0.5. The city will need to achieve higher FARs to reach the 2044 employment growth target.

The moratorium study area has transportation limitations that make additional warehousing or truck-intensive uses undesirable. Thus, land-intensive, low employment density uses are undesirable for the remaining land. Table 18.52.010B of the Des Moines Municipal Code documents permitted uses in the Business Park zone. Several uses that are outright permitted in the zone are low employment density uses. These include:

- Food, frozen or cold storage lockers
- Parcel service delivery
- Self-storage/mini-warehouse leasing
- Warehouse distribution centers, home deliveries
- Wholesale business

While not every development of these uses may be undesirable given the variability in employment densities that exist within many industries, these are generally lower employment density uses. Several options exist for addressing low density uses:

- **Amend the list of allowable uses in the B-P zone.** This approach would delete uses the city deems undesirable. A key issue with this approach is to ensure the amendments do not make existing uses in the B-P zone nonconforming uses. A simple approach would be to list uses prohibited south of 216th Avenue.

- **Create an overlay zone.** This could be applied to the south subarea and potentially the west subarea within the North Central neighborhood area or could apply to areas south of 216th Street. The key provision of the overlay would be to prohibit undesirable uses.
- **Amend the Plan Designation and/or Zoning.** This option may be desirable if the city proposes a different land use option for the study area. For example, if the city wanted to encourage housing in the undeveloped areas of the study area, amending the plan and zone maps would be necessary. We note that some plan/zone conflicts exist in the study area where, for example, lands designated business park have a residential zone.

Which outcomes would be most effective in achieving the city's goals will be contingent on how the city chooses to move forward with the moratorium study area.

Opportunities and Constraints within the Moratorium Study Area

In early conversations with city staff about this project, staff indicated a desire for ECO to think broadly about policy and land use. Given that the city is initiating the required review and update of the Des Moines Comprehensive Plan, the analysis presented in this report can serve as a foundation for a dialog with city decision-makers and the community about their perspectives regarding future development in the study area.

ECO developed overall opportunities and constraints that apply to the Moratorium Study Area. Next steps could include a conceptual plan that would be more detailed and include maps and analysis of factors other than just market readiness (e.g., transportation, infrastructure capacity, preserving critical areas or areas with other environmental amenities, etc.).

Opportunities within the Moratorium Study Area

- **Achieving Employment Targets.** PSRC allocated modest employment growth for the study area, but leaning into an employment focus for the study area could help further the city's efforts in meeting the 2044 employment growth targets. To meet employment growth targets, the city needs to incentivize denser commercial development more akin to that of the building that houses Riot Games.
- **Regional and Local Housing Need.** Both regionally and locally, there is a need for more housing supply. Moreover, PSRC forecasts considerable housing and population growth in the TAZ that covers the study area. To achieve the housing targets allocated to Des Moines by 2044, the city will need to add about 3,800 housing units. The study area is already home to and zoned for diverse housing types, including low-density apartment and single-family homes dispersed throughout the study area. This indicates that even though the site is near the airport, the noise from air traffic does not seem to deter people from living in the area. Changes to the zoning to certain portions of the study area that support more residential development could help the city make progress towards meeting housing targets and also to meeting the local housing needs documented in the recently adopted Housing Action Plan.

- **WSDOT SR 509 Right of Way.** The SR 509 right of way will no longer be used as it was originally intended, potentially opening up the land for some level of development.²⁰ Trail systems and other recreational facilities that neighbor residential and commercial uses offer residents recreational access as well as commuter and programming opportunities. A recent example is the development and programming along the Cross Kirkland Corridor Trail. The area features a mix of commercial uses such as medical offices, breweries, manufacturing, self-storage and the Kirkland Google Campus. A constraint is that WSDOT owns the property and their future plans for the property are unclear.
- **High-Capacity Transit.** Des Moines will soon be home to a new light rail station, south of the study area near Highline College. The increase in transit options will benefit residents and reduce dependence on personal vehicles throughout the city, not just those adjacent to the station.
- **Existing Residential and Commercial Land (Mixed) Uses.** The study area is already home to a variety of existing commercial and residential development, and the feasibility analysis indicates that both are viable options for the area. These mixed-use types of development help to serve and meet denser housing and employment targets as a more “complete neighborhood.” The city has already completed significant pedestrian and bike improvements to improve access to the area including the South 216th Street Transportation Gateway Project (intersection upgrades, additional lanes, bike lanes, widened sidewalks), the METRO Connect shuttle (frequent shuttle service to the Angle Lake Link light rail station in Sea Tac), and the Connecting 28th/24th Avenues South project (connected the transportation gap between South 28th Avenue with the southern limits of SeaTac with both freight access and shared-use paths).
- **Des Moines Innovation Hub.** The central location of the site in a major employment center creates an opportunity to foster the regional innovation ecosystem through development of an innovation hub. MIT defines innovation ecosystems as “places that engage five stakeholder types—research institutions, entrepreneurs, corporations, investors, and governments—linked by a strong social fabric of mutual interest, complementary needs and resources, and trust.”²¹ Moreover, McKinsey described the value proposition of innovation *hubs* by looking at the economic impacts of innovation, finding that innovation-based industries:
 - (1) Have productivity growth is nearly double the rate of other sectors;
 - (2) Are responsible for 60 percent of US exports
 - (3) Account for 80 percent of engineers and patents; and

²⁰ It is assumed the ROW contains critical areas. However, the extent to which they exist in the area was not explored as part of this work.

²¹ <https://sloanreview.mit.edu/article/strategically-engaging-with-innovation-ecosystems/>

(4) Pay above average wages.²²

They conclude “innovation hubs open new avenues for healthier, more diverse, and more connected communities.” Des Moines has an opportunity to partner with businesses, business support organizations, and economic development organizations to create an innovation hub to link, leverage, and align assets with the intent of fostering innovation-based entrepreneurship.

Constraints within the Moratorium Study Area

- **Existing Recreational Uses.** The recreational facilities present a development constraint in the sense that the city has already invested in recreational facilities and developed a ballfield complex honoring a fallen officer. We see those uses as fixed and unchangeable. Recreational facilities create an opportunity in the sense that the existing public amenities contribute to the goal of a “complete neighborhood”, and can be leveraged as amenities for future uses. Existing recreational features in the study area include the Steven J. Underwood Memorial Park, the Des Moines Senior Center, and existing trail systems. The Steven J. Underwood Memorial Park offers over 20 acres of ball fields and activities with ample parking. Since the city owns some of the land within the study area, there is an opportunity to reevaluate the uses to increase public use and access of the existing park facilities. A recreation focus for the study area could capitalize on and enhance Trail systems that neighbor commercial or even industrial uses offer commuting and programming opportunities. A recent example of this is the development and programming along the Cross Kirkland Corridor Trail. The area features a mix of commercial uses such as medical offices, breweries, manufacturing, self-storage and the Kirkland Google Campus. Decisions about recreational site plans would require further analysis and engagement with the community.
- **Lack of Buildable Industrial Land in the Moratorium Study Area.** The 2021 King County Growth Capacity Report identified no buildable industrial land in Des Moines. Moreover, the study found that the rate of employment growth between 2006 and 2018 was below the rate needed to meet the employment targets. Given the Des Moines employment targets and land constraints, employment density is important to consider. Lower density industrial uses such as warehousing, manufacturing, and distribution appear to be feasible in our analysis, but these uses require a great deal of land, their feasibility is extremely sensitive to revenue and cost factors (including rent and the cost of land), and they yield fewer jobs per acre, which limits the City’s ability to meet its projected job growth targets. Most parcels in the study area are small and there are only a few that are large enough to support these prototypes. Parcel configuration and internal access to them will also be a challenge for siting those uses in the study area. Parcel assemblage would likely be required, greatly increasing the cost of land and making the project infeasible. Because the future viability of office development is so

²² <https://www.mckinsey.com/industries/public-and-social-sector/our-insights/building-innovation-ecosystems-accelerating-tech-hub-growth>

unclear point in time and because the city is not necessarily interested in seeing more lower density industrial development within the study area, the viability of a strong employment focus in the study area is unclear.

- **Future Office Market Trends are an Unknown.** While both professional and medical office development appear to be feasible for the area, given the volatility in vacancy rates for office in the region (due to the ongoing effects of the COVID-19 pandemic), it is unlikely at this time that new office development would occur within the study area without recent comparables to test the market.
- **Airport Approach.** The study area is near Seattle-Tacoma International Airport, meaning plane traffic in the airspace above is likely frequent. While sound mitigation may be a part of some residential development and entail an increased cost, given the presence of existing residential development and the general demand/need for housing in the region, this won't likely be a significant barrier, but will benefit from an awareness of flight path approaches.

Conclusion

Which option forward best suits the city is contingent on what outcomes the city wants. ECONorthwest has not assessed the desirability of any particular outcome, in part because some of the potential outcomes would be inconsistent with the vision and targets articulated in the current comprehensive plan. Consistent with our work program, we did not identify alternative visions or policies for the site. What we did identify was an opportunity to create a more cohesive land use pattern in the study area that can address the city's housing and employment objectives while prohibiting development that is unsuitable for the transportation infrastructure in the study area. That work requires input from decision-makers and community members. In moving forward, we suggest the city start with some foundational questions:

- What is the community's vision for the study area?
- What objectives and outcomes does the community want to see?
- How do these potential land use outcomes align with city objectives?
- What are the benefits and challenges that accompany those outcomes?
- What risks are presented in implementing the desired vision?

These questions are typical of long-range planning processes and can be addressed as the city updates the Des Moines Comprehensive Plan. In the interim, the city should consider taking steps to ensure that undesirable uses do not occur in the study area by pursuing one of the options outlined in the regulatory options section.

Appendix A: Parcel Inventory in Study Area

Parcel number	Address	Lot area (sq ft)	Appraised land value	Appraised improvement value	Use
922049405		68389	\$205,100	\$0	Vacant
922049122	1906 S 220TH ST	60112	\$272,000	\$458,000	Single-Family
922049077	2003 S 216TH ST	116305	\$2,093,400	\$0	Post Office
922049341	2217 S 216TH ST	23147	\$190,000	\$315,000	Single-Family
922049221	2231 S 216TH ST	23166	\$190,000	\$255,000	Single-Family
922049174	21611 24TH AVE S	8174	\$154,000	\$381,000	Single-Family
922049165	2245 S 216TH ST	14525	\$161,000	\$333,000	Single-Family
922049123		227383	\$1,023,200	\$75,000	Park/City Owned
922049038	1855 S 216TH ST	87555	\$1,575,900	\$3,906,500	Warehouse
922049386	2127 S 216TH ST	13759	\$168,000	\$467,000	Single-Family
922049194		15000	\$134,000	\$0	Storage/Vacant
922049154		227818	\$425,000	\$0	Park/City Owned
922049131	21800 20TH AVE S	207781	\$413,000	\$0	Park/City Owned
922049017	1911 S 218TH ST	293158	\$5,276,800	\$5,220,600	Light Industrial/New site of Riot Games
922049016	1835 S 216TH ST	129373	\$1,002,600	\$12,943,400	Apartments
922049015	2207 S 216TH ST	23670	\$190,000	\$429,000	Single-Family
922049175	2249 S 216TH ST	14429	\$161,000	\$328,000	Single-Family
922049075	21815 24TH AVE S	202118	\$407,000	\$327,000	Single-Family
922049208	1836 S 220TH ST	15000	\$168,000	\$338,000	Single-Family
922049207	2259 S 216TH ST	7288	\$132,000	\$288,000	Single-Family
922049305		12000	\$17,000	\$0	Vacant
922049183		87991	\$681,900	\$0	Vacant
922049081	2161 S 216TH ST	13412	\$161,000	\$404,000	Single-Family
922049349	2045 S 216TH ST	180144	\$540,400	\$430,500	Community Building/City Owned
922049252	2215 S 216TH ST	23018	\$190,000	\$376,000	Single-Family
922049199		18000	\$12,000	\$0	Vacant
922049092	21645 24TH AVE S	207345	\$1,866,100	\$1,838,300	Church

Parcel number	Address	Lot area (sq ft)	Appraised land value	Appraised improvement value	Use
922049358	21625 24TH AVE S	14751	\$168,000	\$301,000	Single-Family
922049166		32546	\$162,700	\$0	Vacant
No parcel #	Greenway/critical areas	871200			
	Total (Acres)	74			

Figure 1
Moratorium Study Area

Attachment #3



Figure 2

Land Use Amendments

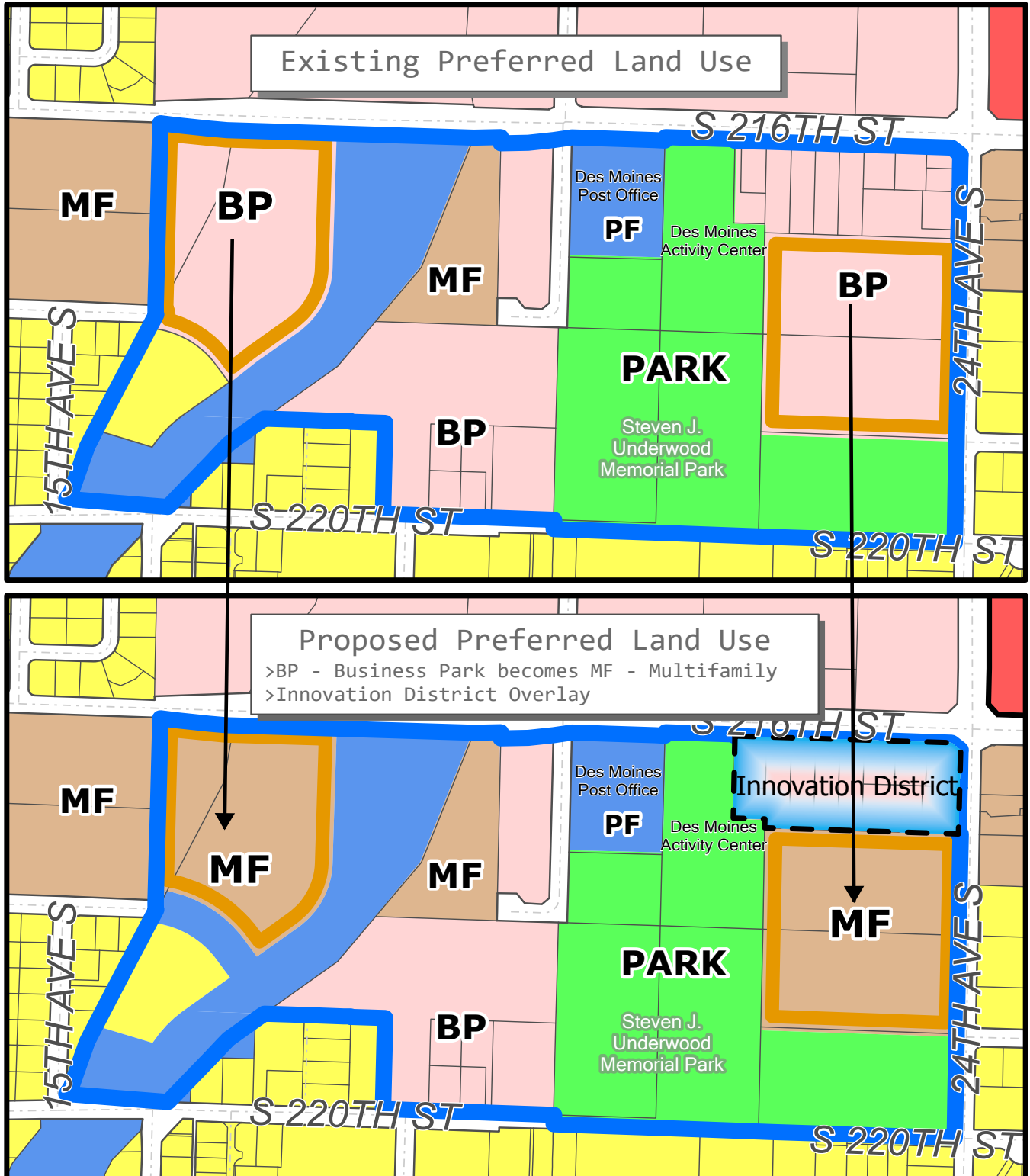
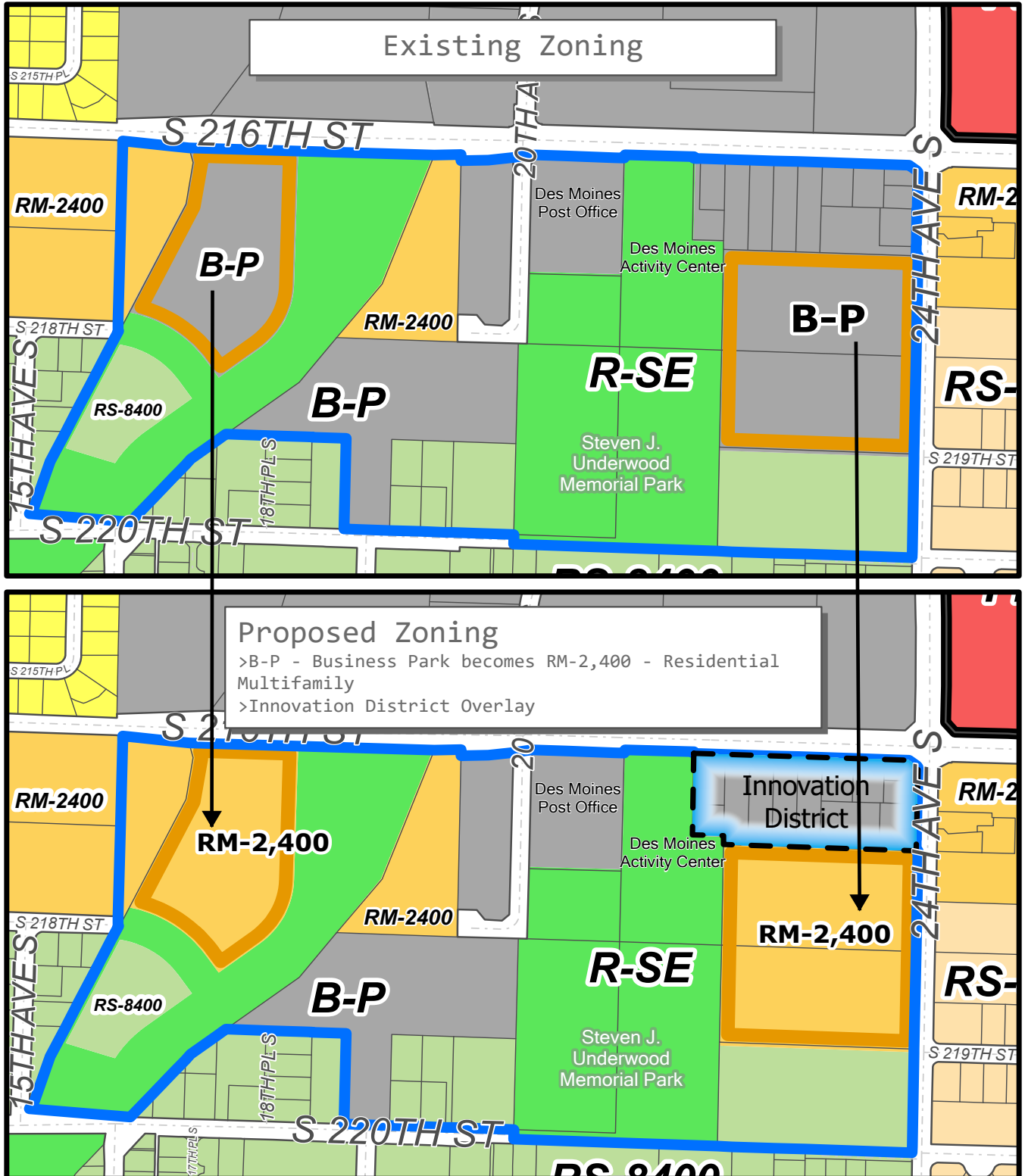


Figure 3 Zoning Amendments





Public Hearing on Draft Ordinance No. 23-021 Related to Land Use and Zoning Amendments in Moratorium Study Area

SEPTEMBER 7, 2023

DENISE LATHROP, AICP – COMMUNITY DEVELOPMENT DIRECTOR
LEE ANN RYAN, ECONORTHWEST

Purpose of Public Hearing

- To receive comments on Draft Ordinance No. 23-021 related to proposed amendments to the Preferred Land Use and Zoning classifications in the Moratorium Study Area.



Moratorium and Legal Context

3

- ▶ A moratorium is a temporary limitation on development:
 - ▶ It allows a pause on new development applications in order for a City to consider new development and zoning regulations.
 - ▶ It is one of the principal tools of local governments for implementing Planning and GMA (Growth Management Act) objectives.
- ▶ The GMA grants cities the authority to adopt a moratorium ([RCW 36.70A.390](#)).
- ▶ A moratorium can be in effect for six months, but may be extended to one year.
- ▶ The moratorium was established under Ordinance 1761, 1767 and 1771 and will expire on October 26, 2023.

Planning Context

4



- ▶ Over \$30 million invested in transportation and infrastructure improvements to facilitate freight mobility and the creation of family wage jobs in the business park area.
- ▶ With the exception of the FAA office building, recent development in the area has been predominantly distribution, warehouse and logistics, and light industrial.
 - ▶ Des Moines Creek Business Park (DMCB), coupled with DMCBP West will exceed 2.5 million square feet.
 - ▶ Panattoni's development of the two nurseries to the east on 24th Avenue just north of 216th, added approximately 500,000 square feet of private development.
 - ▶ City of SeaTac, to the north of Des Moines, off 24th Avenue South, has developed approximately 300,000 square feet of industrial and distribution.
- ▶ The growth of the warehouse/logistics sector has exceeded what was anticipated in the City's Comprehensive Plan, which assumed a more balanced mix of commercial and business uses and job opportunities.

ECONorthwest Market Analysis and Prototype Feasibility Study

- ▶ The Market Analysis aimed to answer three primary questions:
 - ▶ What types of development are most likely to locate in the study area given current zoning and current near-term market conditions?
 - ▶ What are the implications of those development types for the City to meet the employment targets outlined in the King County Buildable Lands Report?
 - ▶ What tools might the City employ to better assure development in the moratorium area meets City objectives?

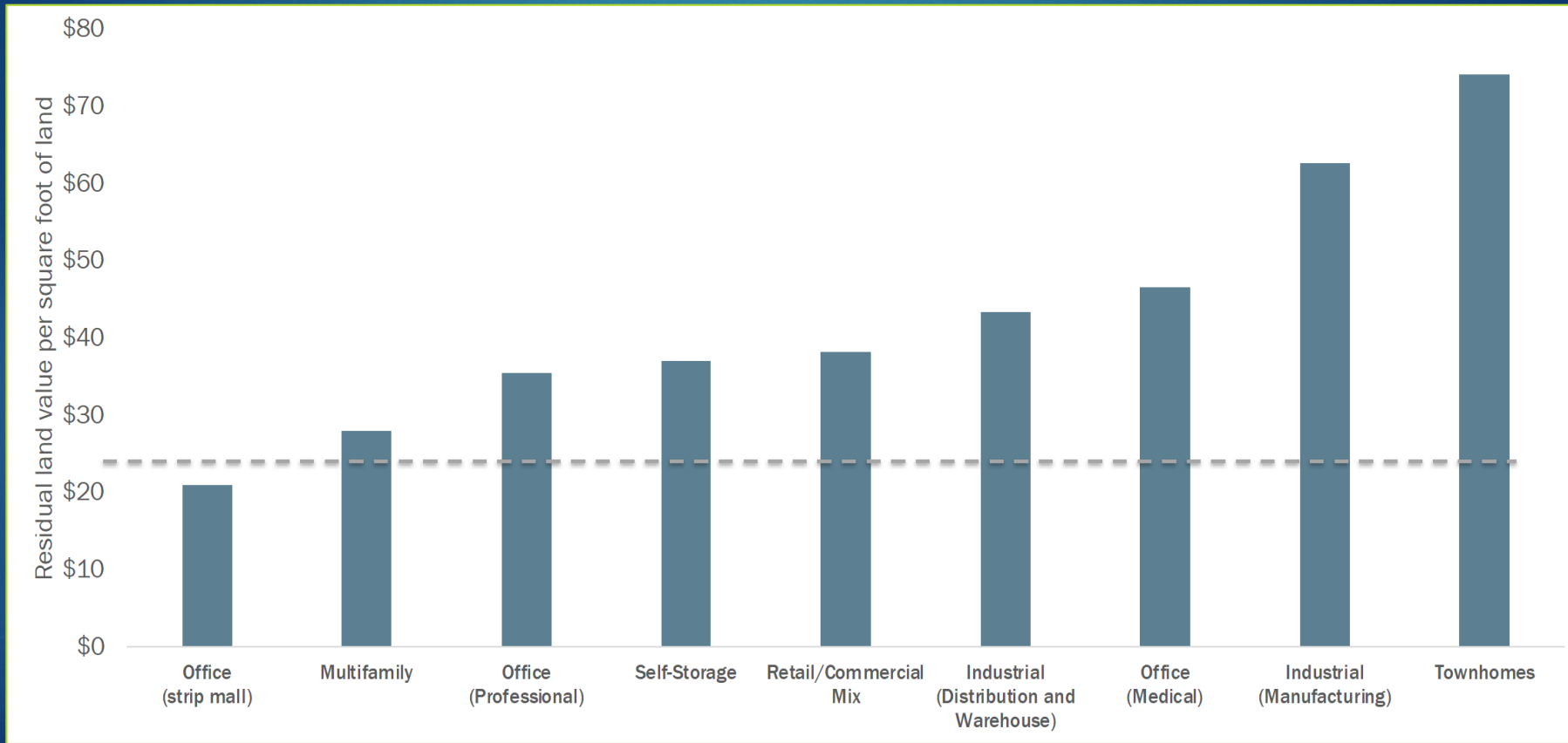
Development Prototypes



Nine development types were analyzed and most types are financially feasible with the following key findings supporting the proposed land use and zoning amendments:

- ▶ There is demonstrated demand for commercial uses in this part of the City.
- ▶ Townhome development type was the most financially feasible.
- ▶ Multifamily development type is not as feasible as townhome type but density improves likelihood of helping the City meet its housing targets.
- ▶ Industrial and manufacturing development have low employment densities and the City will need to achieve higher employment densities.

Development Prototypes



Source: ECONorthwest

THE VISION...

Center of Excellence and Innovation District

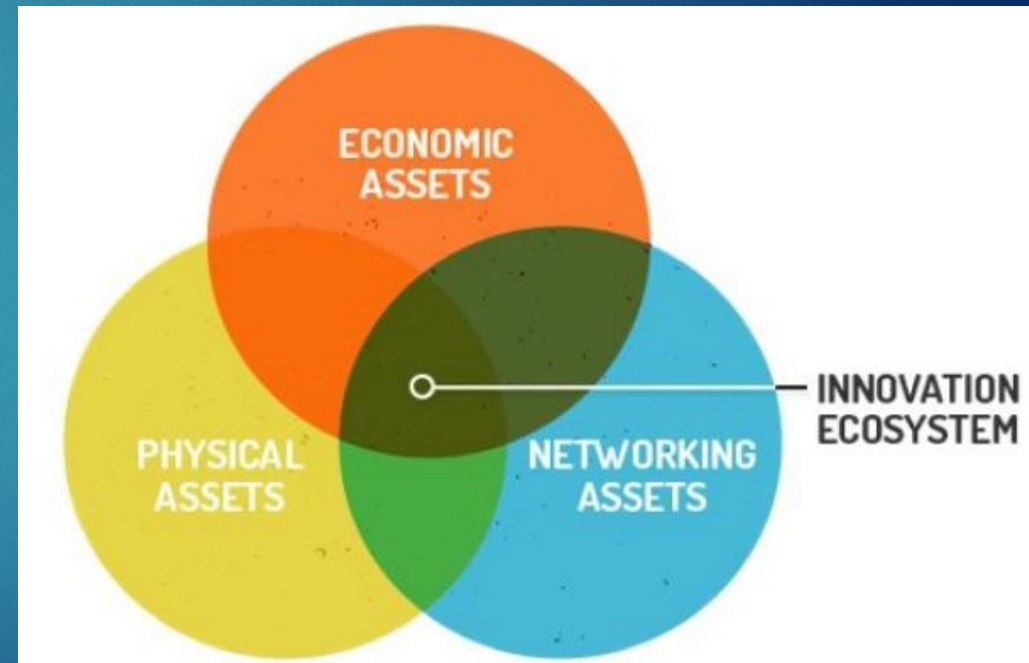
The moratorium area provides an opportunity for the City to develop, in partnership with other public resources, private investment, and academic participation. The *Center for Excellence/Innovation District* supports economic diversification, entrepreneurship, small business development, job creation, social equity and environmental sustainability.

Strategic Value

- ▶ The proposed amendments are the mechanisms to effectuate the desired outcomes envisioned.
- ▶ Opportunities exist in this rezone to:
 - ▶ Establish this Innovation District along S. 216th Street in the area currently zoned Business Park (B-P), east of the Post Office up to 24th Avenue S.
 - ▶ Limit development along 24th Avenue S., south of S. 216th Street, to residential uses as that portion of 24th was not designed to accommodate industrial traffic.
 - ▶ Develop work force housing, to the west of the current detention ponds (including participation of Habitat for Humanity in a portion of these) to encourage owner occupied housing.
 - ▶ Enhance and protect our recreational opportunities for the Barnes Creek Trail and connectivity with the Des Moines Creek trail that will connect with the Interurban trail going north, and with Highline College and the Kent-Des Moines Link Light Rail Station to the south.

What is an Innovation District?

- ▶ It is a place-based urban development strategy that aims to regenerate an under-performing area into a desirable location for innovative and creative companies and workers.
- ▶ It provides a platform for all kinds of activity that stimulate innovation while offering value to entities that drive the economy.
- ▶ Proven solution for cities looking to modernize their economies and pivot from traditional industrial-based production to technology-driven services or market niches.



Source: Brookings Institution

Innovation District Characteristics

Entrepreneurship – Makers – Startups – Education – Housing – Sustainability – Livable Wages – Opportunity

Burlington, VT South Innovation District

Exploring zoning changes to:

- Allow housing to be incorporated into new developments.
- Support and protect artists, makers, office startups.
- Facilitate efforts to identify models for affordable arts, commercial, and housing space.
- Support public access to the Barge Canal and increase connections to the lake.
- Realize long-needed infrastructure improvements.

Riverside, CA Innovation District Vision

Entrepreneurship, employment, housing, and entertainment, in one place to:

- Connect cutting edge businesses with infrastructure and close-at-hand resources.
- Connect blue-collar workers to high-paying jobs.
- Contribute to the growth of affordable, eco-friendly public transportation.
- Provide education and technical training to prepare students for fulfilling jobs in the medical field, engineering, social justice and the arts.
- Maintain affordable housing.

Port of Bellingham Innovation Partnership Zone

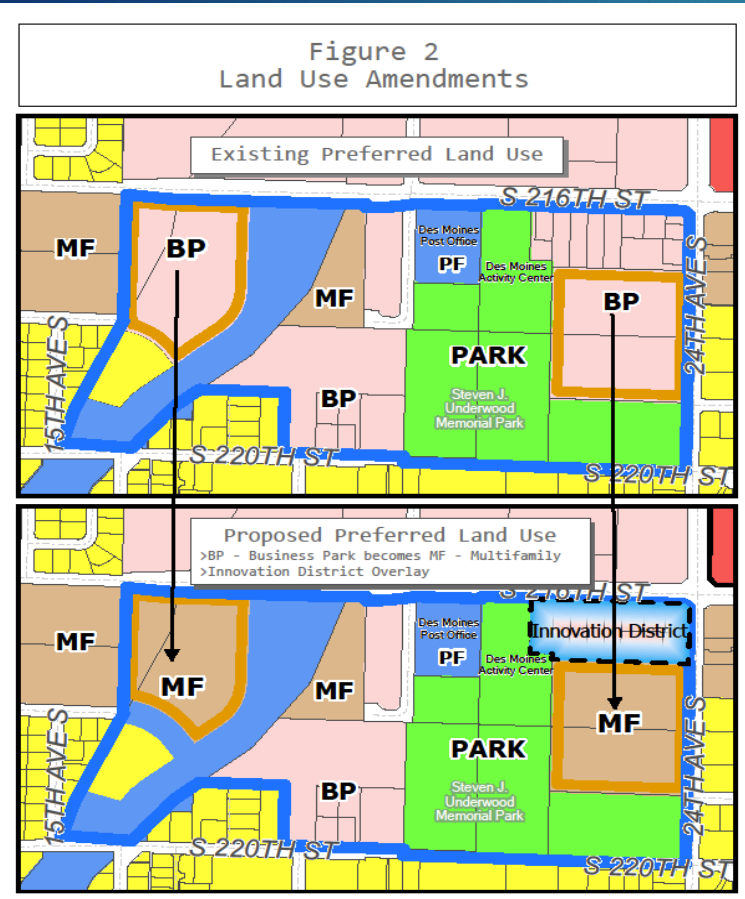
Established to:

- Promote and develop the regional economy into a globally recognized hub of expertise, innovation, and commercialization as facilitated by private sector.
- Develop new technologies with the help of the Western Washington University College of Sciences and Technology's research arm.
- Prepare a trained workforce with the help of Bellingham Technical College.

Innovation District Information

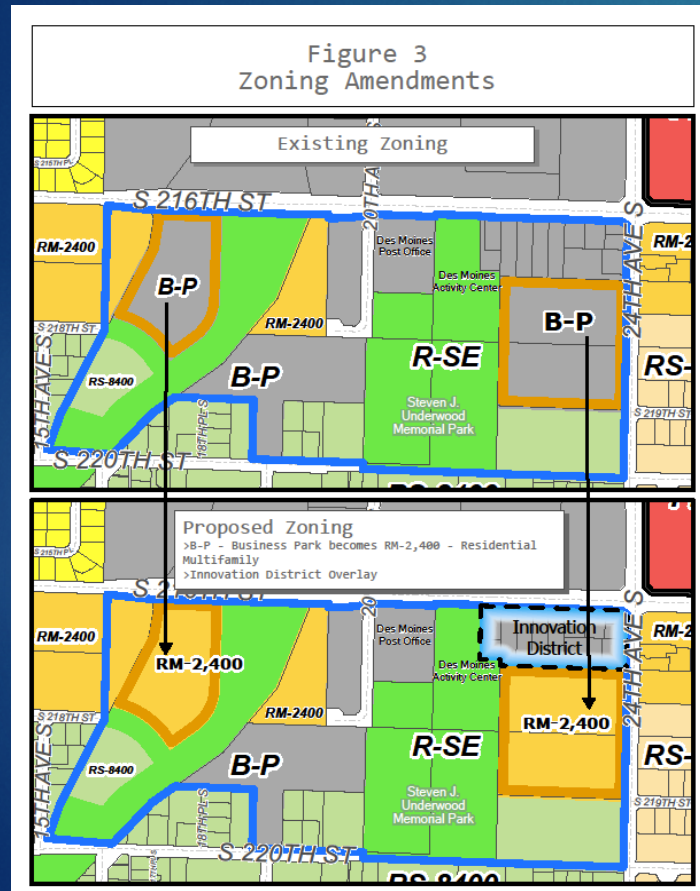
- ▶ Riverside, CA
https://library.municode.com/ca/riverside/codes/code_of_ordinances?nodeId=PTIICOOR_TIT19ZO_ARTVIOVZO_CH19.170INDIOVZOID_19.170.080ADST
- ▶ Burlington, VT - https://www.burlingtonvt.gov/sites/default/files/20230802%20ART04-Districts_0.pdf
- ▶ Poughkeepsie, NY - <https://cityofpoughkeepsie.com/186/Project-Documents>
- ▶ Fulton Market (Chicago)
https://www.chicago.gov/city/en/depts/dcd/supp_info/fulton-randolph-market-land-use-plan.html
- ▶ Planning for Innovation Districts - Questions for Practitioners to Consider:
<https://www.rti.org/rti-press-publication/planning-innovation-district/fulltext.pdf>
- ▶ Brookings Institution
<https://www.brookings.edu/articles/assessing-your-innovation-district-a-how-to-guide/>

Proposed Preferred Land Use Map Amendments:



- ▶ Reclassifies the Preferred Land Use for four parcels (PIN 0922049183, 0922049075, 0922049092, and 0922045999) from BP Business Park to MF Multifamily.
- ▶ Adds the Innovation District boundary.

Proposed Zoning Amendments



- ▶ Reclassifies the Zoning for three parcels (PIN 0922049075, 0922049092, and 0922045999) from B-P to RM-2,400.
- ▶ Adds a limitation to the Permitted Uses for the B-P Zone that:
 - ▶ Limits automobile, parking; self-storage/mini-warehouse leasing; and warehouse distribution centers, home deliveries to B-P Zoned properties located north of S. 216th Street;
 - ▶ Allows existing business to continue to operate and expand as initially permitted under these use classifications.
 - ▶ Supports the City's Transportation and Capital Improvement Programs focused on traffic calming on 24th Avenue S. south of S. 216th Street to limit truck access and focus on multimodal transportation facilities serving neighborhoods and schools.
- ▶ Establishes an Innovation District overlay with associated development standards to facilitate the vision for this area.

Characteristics of Multifamily Housing

- ▶ The City would seek public/private partnerships for investment in workforce housing.
- ▶ The City will review appropriate modifications to the building code to ensure adequate noise mitigation for residential development.
 - ▶ As with all development, the City will utilize Crime Prevention Through Environmental Design (CPTED) principles to ensure maximum public safety.
- ▶ The City would seek to encourage private ownership through potential partnerships with, for example, Habitat for Humanity.
- ▶ The City will review appropriate incentives to offset the increased cost of development associated with noise mitigation.

Public Process

- ▶ October 27, 2022 – Moratorium Established (Ordinance No. 1761).
- ▶ December 8, 2022 – City Council held a public hearing on the moratorium and adopted findings of fact to support the continuation of the moratorium to April 27, 2023 (Ordinance No. 1767).
- ▶ April 13, 2023 – City Council held a public hearing to extend the moratorium to October 26, 2023 (Ordinance No. 1771).
- ▶ August 18, 2023 – Notice of SEPA Determination of Nonsignificance and Public Hearing.
- ▶ September 1, 2023 – SEPA comment period concluded. Five comment letters/e-mails were received during the comment period along with three phone communications (provided to City Clerk).
- ▶ October 17, 2023 – Commerce 60-day notice period ends.

Public Comments Received



WA Department of Ecology related to future housing development:

- ▶ Study area may have been contaminated with heavy metals due to air emissions from the former Asarco smelter which poses a risk to human health and the environment.
- ▶ Ecology recommends that the City include requirements for soil sampling and analysis for arsenic and lead, as a condition of approval prior to land clearing and grading, including sending results to Ecology for review and potential requirements for soil remediation.

Property Owner Comments:

- ▶ Grakon/G3 Holdings, LLC and PAC Stainless/SEA Realty LLC properties (PIN 0922049017 and 0922049038). Want to preserve their long term investment and expansion goals for these properties as previously permitted by the City.
 - ▶ **Added language to Table 18.52.010B, Limitation 93 to clarify this intent.**
- ▶ CH&Attorneys at Law/Hill Property (PIN 0922049705). Lack of engagement with property owner regarding rezone; concerns about reclassifying their property as a site specific rezone; understanding highest and best use for their property; and alternative zoning classifications that align with their long-term goals and aspirations for the property.
 - ▶ **Staff discussed with the owner's listing agent in February and June 2023 prior to completing the study and proposed amendments. Discussed limiting commercial and truck traffic on 24th Ave. S.**

Other Comments

- ▶ Related to potential impacts to parks and trails (**no changes proposed**), potential increased traffic, noise and exposure to toxic chemicals/hazardous waste (**existing regulations provide means to mitigate**); and accessing the permit files from the City's website (**Staff provided guidance**).

Motion

“I move to pass Draft Ordinance No. 23-042 adopting comprehensive plan and text code amendments and findings of fact for the moratorium area to a second reading on October 19, 2023, or as soon thereafter the matter may be heard.”

Denise Lathrop

From: Kelsey Diller <kelsey@cityclosers.com>
Sent: Thursday, August 24, 2023 10:48 AM
To: Denise Lathrop
Subject: LUA2022-0051

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Denise,

I received the Notice of Determination of Non-Significance and Public Hearing. I'm writing because if I understand this notice correctly, SEPA and Des Moines found no problem with re-zoning the Steven J Memorial Park and part of the Barns Creek Trail into Multi Family housing? I'm for development but not when it takes away a newer play park and woods trail that our family uses daily. Re-zone those properties people are requesting that are privately owned. No significant impact? There are otters in those woods as well as many other species. The Baseball Park is my toddler's favorite park. Is it even legal to give away public lands without a vote of the people? I'm distraught to say the least.

If I have misunderstood this letter, please let me know. Otherwise, please take my comments to the hearing. Thank you.

Kelsey Diller
Owner, Designated Broker

Mobile: 206.915.6028
Kelsey@CityClosers.com
Specializes in Industrial Flex Owner User Sales
CCIM Candidate

21811 15th Ave S.
Des Moines, WA 98198
www.CityClosers.com
We Listen. We Solve. We Close.





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

August 31, 2023

Denise Lathrop, Community Development Director
Planning, Building, and Public Works Department
City of Des Moines
21630 11th Ave S, Suite D
Des Moines, WA 98198

**Re: Des Moines Moratorium Study Area Land Use and Zoning Code Amendments
File# LUA2022-0051, Ecology SEPA# 202303982**

Dear Denise Lathrop:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) determination of nonsignificance (DNS) for the Des Moines Moratorium Study Area Land Use and Zoning Code Amendments. Based on review of the checklist associated with this non-project action, the Department of Ecology (Ecology) has the following comments:

Ecology recognizes that this is a land use and zoning reclassification proposal; however, future development of these properties into residential housing prompts the following comment. This proposed project is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: <https://fortress.wa.gov/ecy/dirtalert/>). Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk. Ecology recommends that the lead agency include soil sampling and analysis for arsenic and lead as a condition of approval prior to land clearing and grading, and sending the results to Ecology for review. If arsenic or lead are found at concentrations above the state cleanup levels, Ecology may recommend soil remediation and entering the Voluntary Cleanup Program with Ecology. The state cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.

If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Contaminated soils generated during site construction shall be

Denise Lathrop
August 31, 2023
Page 2

managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed. The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health:
<https://apps.ecology.wa.gov/publications/SummaryPages/1109095.html>.

Thank you for considering these comments from Ecology. For assistance and information about Tacoma Smelter Plume and soils contamination, contact Diana Ison with the Toxics Cleanup Program at 360-999-9593 or via email at diana.ison@ecy.wa.gov.

Sincerely,



Kelli Price
SEPA Coordinator

Sent by email: Denise Lathrop, dlathrop@desmoineswa.gov

ecc: Diana Ison, Ecology

Denise Lathrop

From: Justin Graham <justin.graham@soundstar.com>
Sent: Friday, September 1, 2023 12:54 PM
To: Denise Lathrop; Michael Matthias
Cc: Gary Ohrt
Subject: Notice of DNS and Public Hearing - Grakon and PAC Stainless Properties (original Des Moines Business Park)
Attachments: DNS - Des Moines 2023.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Denise E. Lathrop, AICP
Community Development Director
City of Des Moines Community Development Department

Michael Matthias
City Manager
City of Des Moines

Dear Ms. Lathrop and Mr. Matthias,

We are in receipt of the attached Notice of Determination of Non-Significance and Public Hearing. As key stakeholders, we would like to provide our input, comments and concerns. We have spoken to Ms. Lathrop about the City interests and shared with her the critical feedback regarding our two properties; The Grakon/G3 Holdings LLC site (0922049017) and the PAC Stainless/SEA Realty LLC site (0922049038).

Gary Ohrt (PAC Stainless) and I (Grakon) built our businesses in the City. In the case of Grakon, we built a small building just west of Wally's Chowder House, which as the company grew and continued hiring, doubled in size. Meanwhile Gary and PAC Stainless were growing its global business and employee base. As two of the larger growing global businesses in the City, we discussed facility and employee expansion plans with Council and City Staff. The City placed high value on our long and close partnerships and our growth opportunities. Gary and we agreed to purchase large sites up near the Post Office and work closely with the City on what is now an expanded and greatly successful Business Park Zone and sports park. Grakon and PAC Stainless went on to grow and hire and become proud models for the City Staff and Council. Over the years, we have hosted more City tours of our facility than I can count.

The Grakon/G3 building has a new very high profile tenant, Riot Games, who is owned by one of the largest technology companies in the world. Riot will operate a state-of-the-art facility and global media broadcast operation of which certain City Staff are now aware. Jobs in our building will continue to be plentiful and high paying. This tenancy will increase global focus on the City of Des Moines and the benefits will be immense. However, as technology companies can change and evolve, we don't know if in 10 years we will have expanded Riot's footprint to the originally intended footprint (2X the current size) of the Grakon building, or if we will need to find a new tenant as a result of their expansion or business changes. For this reason, we have been careful to only allow Riot the ability to build out their improvements in a thoughtful way allowing efficient restoration of the building back to a warehouse, distribution and light manufacturing use. This is critical – as the current use is extremely rare and not the original design intent of the building.

We need to be certain that no changes are made to the Business Park Zoning or Permitted Uses for our parcels. While tenants may change for short terms, the buildings were designed for industrial uses including light manufacturing,

warehouse, distribution and related activities. We need to make sure that the same Permitted Uses that were allowed these buildings at the time of their development and supported by the City to encourage our long-term business retention and the major long-term investment in the City of Des Moines, are fully retained for these parcels. To be clear, we don't mean the current uses of any single tenant, we mean the original allowed Business Park permitted uses.

The Grakon building was originally designed to double in size. We hope to do this for Riot or an existing high-value industrial tenant in the coming years. Both the PAC Stainless building and the Grakon building were designed with an abnormally high office to warehouse ratio, including Class-A office spaces. These are not your typical industrial buildings as are found in the Kent Valley. They are designed to house knowledge workers, design and engineering, research and corporate administration together with industrial uses.

Gary Ohrt will attend the Public Hearing on September 7. If any changes are contemplated to the Zoning and/or Permitted Uses of our parcels, please let us know in writing and in advance. Changes would contradict the original intentions of the partnership and limit future high value and employment opportunities. We need to retain the long-term plan and original B-P Permitted Uses. There can be no new use, parking, traffic or other restrictions on our specific parcels South of 216th St, without material economic impact to us and the City. And without a impact to our original partnership and long-term investment.

Sincerely,

Justin Graham
Managing Member



G3 HOLDINGS, LLC

Mobile: +1 206.660.7061
justin.graham@soundstar.com

-And-

Gary Ohrt
SEA Realty LLC



CH& CAIRNCROSS&HEMPELMANN
ATTORNEYS AT LAW
524 2nd Ave., Suite 500 office 206.587.0700
Seattle, WA 98104 fax 206.587.2308
www.cairncross.com

September 1, 2023

VIA HAND DELIVERY

City of Des Moines
Planning Building & Public Works Department
21630 11th Ave. S., Suite D.
Des Moines, WA 98198
ATTN: Denise Lathrop

**Re: Comments on Notice of DNS and Public Hearing, LUA2022-0051
and Request for Records
James H. Hill, Thomas H. Hill and John E. Hill, Parcel Number 0922049705**

To Ms. Lathrop:

We were hired yesterday to represent James H. Hill, Thomas H. Hill, and John E. Hill (the “**Hill family**”), owners of property located at 21815 24th Ave S. Des Moines, WA 98198, Tax Parcel Number 092204-9075. We are writing to submit this comment letter on behalf of the Hill family regarding the proposed amendment to the Des Moines Comprehensive Plan Preferred Land Use Map and Title 18 of the Des Moines Municipal Code, specifically concerning the reclassification of their property from BP-Business Park to RM-2,400 Residential: Multifamily 2,400 Zone, and the City’s SEPA Notice of Determination of Non-significance (“**DNS**”).

It appears that the City has not actively engaged with the Hill family regarding the future development potential of their property. The Hill family property was under contract for an industrial development to be designed and constructed using the existing Business Park zoning. Unfortunately, the City imposed a moratorium on new development permits and that industrial developer has walked away from its contract. Now, based on our review of the DNS, it appears the City proposes lifting the development permit moratorium after redesignating and downzoning the Hill property.

The City’s proposal appears to be to retain the B-P Business Park Zone for essentially all parcels affected by the moratorium, while somewhat limiting the permitted uses such as warehouse distribution centers. However, as to the Hill family property, the City appears to have singled it out, together with the fully developed church next door, for a downzone to RM-2,400 Residential: Multifamily 2,400 Zone. The RM-2,400 Zone appears to allow the Hill family property to redevelop at one dwelling unit per 2,400 square feet of lot area, with a maximum height of 35 feet, likely driving either garden

{04086476.DOCX,4 }

nrogers@cairncross.com
direct: (206) 254-4417

apartments or townhome development. Currently, the Hill family is collaborating with its real estate brokers to fully comprehend the future value implications of this proposed rezoning for their property. Their perspective on this matter may evolve, and they might consider alternative zoning classifications that align with their long-term goals and aspirations for the property. As such, in addition to this letter they may participate in the public hearing scheduled for September 7th to share their insights and concerns.

As to the City's SEPA DNS, we note that the City's role is to integrate environmental review with its planning decisions, at the point in the planning and decision-making process when the principal features of a proposal and its environmental impacts can be reasonably identified. A significant concern lies in the potential lack of notice and involvement of the Hill family in a matter that appears to be a site-specific down-zone, rather than an area-wide rezone. For example, should the Hill family believe a different multi-family zone would be more appropriate – and the City agrees – then the City's issuance of the current DNS appears premature. The relationship of the proposed rezoning to the existing land use plan, transportation infrastructure, public services, parks, and potential impacts on other elements of the built and natural environment all depend on the type and density of the potential future development. It is unclear whether the current DNS sufficiently addresses these needs, including if the proposed zoning classification is increased to add more density, or change uses, or retains the existing B-P zoning, or proceeds with the RM-2,400 zone.

We are committed to working collaboratively with the City to ensure that the Hill family's interests, as well as responsible development practices, are sustained through this process. Please provide us access to/copies of the City's file materials for LUA2022-0051. To date, we have only reviewed the Notice of Determination of Non-Significance and Public Hearing, dated August 18, 2023. If we need to file a formal public records request, please let me know. I can be reached at nrogers@cairncross.com or at 206-254-4417.

Thank you for your attention to this matter.

Very truly yours,



Nancy Bainbridge Rogers

NBR:alw

**CITY OF DES MOINES, WASHINGTON**

Community Development Department

21630 11th Avenue South, Suite D

Des Moines, WA 98198

Phone: (206) 870-7576 Fax: (206) 870-6544

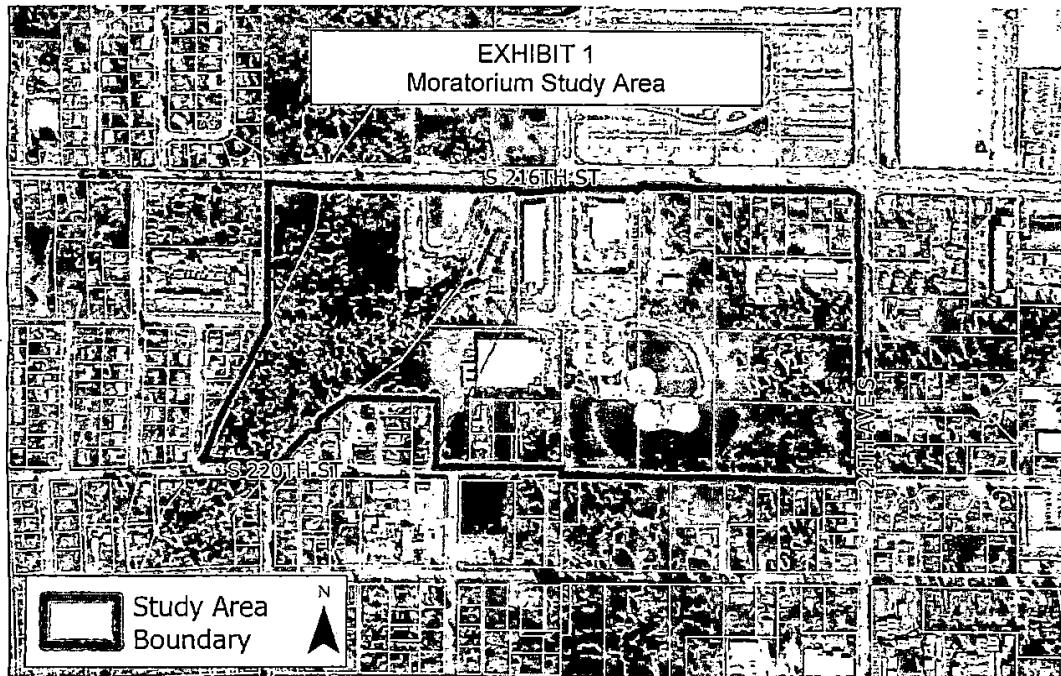
NOTICE OF DETERMINATION OF NON-SIGNIFICANCE AND PUBLIC HEARING

Notice is hereby given that the City of Des Moines Responsible SEPA Official has determined that the following described proposal is not anticipated to create significant adverse environmental impacts and will not require preparation of an environmental impact statement.

NOTICE DATE:	August 18, 2023	COMMENT DUE DATE:	September 1, 2023
PROPOSAL:	The City proposes to amend the Des Moines Comprehensive Plan Preferred Land Use map and Title 18 of the Des Moines Municipal Code (DMMC) related to comprehensive plan and zoning reclassifications and permitted uses for properties located in the Moratorium Study Area (Exhibit A) as described below: 1. Amend Des Moines 2035 Comprehensive Plan and Des Moines Municipal Code (DMMC) 18.05.050 Preferred land use map designation, to reclassify tax parcels 0922049075 and 0922049092 and a portion of Washington State Department of Transportation (WSDOT) right of way (tax parcel 0922045999) from BP-Business Park to MF – Multifamily. 2. Amend DMMC 18.10.050 – Adoption of official zoning map, to reclassify tax parcels 0922049075 and 0922049092, and a portion of WSDOT right of way (tax parcel 0922045999) from B-P Business Park to RM-2,400 Residential: Multifamily 2,400. 3. Amend chapter 18.52 DMMC - Permitted Uses for the B-P Business Park Zone to limit vehicle parking, self-storage/mini-warehouse leasing, transportation and wholesale trade, and warehouse distribution centers to B-P Zoned properties located north of S. 216th Street. 4. Amend chapter 18.105 DMMC - Business Park Zone to establish an Innovation District Overlay Zone and associated development standards.		
PROPOSER:	City of Des Moines		
LOCATION:	Moratorium Study Area (PIN 0922045999, 0922049015, 0922049016, 0922049017, 0922049017, 0922049038, 0922049075, 0922049077, 0922049081, 0922049092, 0922049122, 0922049123, 0922049131, 0922049154, 0922049165, 0922049166, 0922049174, 0922049175, 0922049183, 0922049194, 0922049199, 0922049207, 0922049208, 0922049221, 0922049252, 0922049305, 0922049341, 0922049349, 0922049358, 0922049386, and 0922049405)		
FILE NUMBER:	LUA2022-0051		
ENVIRONMENTAL DOCUMENTATION:	LUA2022-0051 SEPA Checklist – Non-project action amending land use and zoning regulations for the Moratorium Study Area.		
COMMENTS:	Written comments concerning the DNS may be submitted to the Des Moines Planning, Building & Public Works Department (PBPW), located at 21630 11 th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., September 1, 2023 . Comments should discuss specific environmental issues associated with this proposal and identify how the DNS does or does not address those issues.		

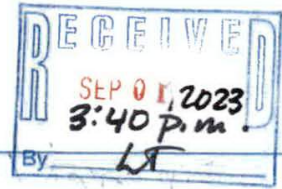
Published in The Seattle Times, August 18, 2023.

APPEAL:	The decision to issue the DNS may be appealed by filing an appeal consistent with Sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. Appeals must be complete and filed with the City Clerk by 4:30 p.m., on September 11, 2023 . The appeal letter must cite specific procedural errors, omissions, environmental impacts, inaccurate environmental information or failure to comply with specific adopted policies or codes which dispute the validity of the DNS.
PUBLIC HEARING:	Notice is hereby given that the Des Moines City Council will conduct a Public Hearing on September 7, 2023 at 6:00 p.m., or as soon thereafter as the matter may be heard. Written comments concerning the proposal are encouraged and may be submitted to the City of Des Moines Community Development Department, 21630 11th Avenue South, Suite D, Des Moines, WA 98198 prior to the close of the public hearing and should reference File Number LUA2022-0051. The City of Des Moines provides special accommodations such as hearing devices, wheelchair space, and large print material for city meetings. Anyone needing special assistance should contact the city clerk at 206-870-6552.
CONTACT:	For further information contact Denise Lathrop, Community Development Director, by email dlathrop@desmoineswa.gov or by phone 206-870-6563.
MORE INFORMATION:	The documents associated with these amendments are available at: http://desmoineswa.hosted.civiclive.com/cms/one.aspx?pageId=17478428 Click on Click to Search under the Permit Search Section and then enter the File Number LUA2022-0051. The Search by ID Number box and then click Search to access the information.



Published in The Seattle Times, August 18, 2023.

9/1/23



To whom it may concern;

My name is Hattie Stewart and I Reside at
21912-18th Pl. South, Des Moines WA 98198.

The purpose of this letter is to inform
the City of Des Moines staff that the link
to the documents ~~assoon~~ connected to
File number: LUA2022-0051 are not accessible
to me on-line, on the public.

I am requesting to have the documents
connected to file number LUA2022-005
accessible to the public to Review for
Comments.

I disagree with the City of Des Moines
moving forward with their decision that
the new zoning will not provide significant adverse
environmental impact. Seeing that, the public does
not have access to Review the files, → over

[illegible]

COMMON-2

80000000 to 100000000 to 1000000000 to 10000000000
 10000000000 to 100000000000 to 1000000000000 to 10000000000000
 10000000000000 to 100000000000000 to 1000000000000000 to 10000000000000000

for Mrs. J. H. Jones, our 1st child.

IN VAMOST. DINE 27-28. THE 12. 100+100

10. The document is a copy of a letter from the author to the editor of the journal, dated 1970.

10-1-10 10-20-10 11-10-10 12-10-10

1. The first part of the text is a list of names and dates.

6. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

Half the \$200000

Sincerely,
Hattie Steward

State of New York
1893



9/7/23

Frederick and Hattie Steward
PO BOX 98371
Des Moines, WA 98198

Dear Denise Lathrop,

My Husband and I own a home in the City of Des Moines, WA. We are writing to appeal the Determination of Non significance for Project File Number: LUA2022-00551.

Second, we are requesting the City of Des Moines, prepare a State Environmental Policy Act (WAC 197-11). To help the public understand how the comprehensive plan and zoning re-classifications and permitted uses for properties located in the Moratorium study area Project File Number: LUA2022-0055, could possibly affect the environment in our community.

Here are our specific environmental concerns:

1. The potential for increased traffic volume in our community as well as increased noise levels.
2. The potential of exposure of toxic chemicals and or hazardous waste that could likely enter into the environment in our community.

In closing, I was not able to locate a visual of the building plans for the Innovation Overlay District.

For the City's proposed amendments related to chapters 18.05 and 18.10 of the Des Moines Municipal Code (DMMC) to effectuate land use and zoning re-classifications for tax parcels 0922049075 and 0922049092, and a portion of Washington State Department of Transportation right of way (tax parcel 0922045999) and establish an 'Innovation Overlay District' in a portion of the B-P Zone, and amend chapter 18.52 DMMC for permitted uses in the B-P Zone, and chapter 18.105 DMMC to establish 'Innovation Overlay District' development standards. Proponent: City of Des Moines Location of proposal, including street address, if any: City Wide Project File No: LUA2022-0051 Lead Agency: City of Des Moines.

We would like to know is there a copy of the building plans for the Innovation Overlay District plan available for the public to view.

Sincerely,

Mr. Frederick and Hattie Steward

LUA2022-0051 Moratorium Study Area SEPA Comment Period (8/18/2023 – 9/1/2023)
Record of Phone Communications with Denise Lathrop, SEPA Official:

8/22/2023 – phone communication with Rosalee Matt 206/824-3384 at 2215 S 216th Street, regarding notice she received; 92 years old, lived at home since 1958; children will inherit; wanted to know how changes would impact her:

- Explained long-term vision for area for the Innovation District Boundary where her property is located.
- Explained that the single family residence is an existing nonconforming use that can continue until the property is redeveloped.

8/30/2023 – phone communication with Steve Parker 206/878-7878 at 1906 S. 220th Street regarding notice he received, asked about rezone and innovation district and discussed his thoughts on future development options for his property such as developing more housing.

9/1/2023 – phone communication with Justin Grahm, GHC Holdings, LLC, 206/660-7061, regarding Grakon/G3 Holdings, LLC and PAC Stainless/SEA Realty LLC properties (PIN 0922049017 and 0922049038) regarding the notice he received. Discussed his and his business partner Gary Ohrt's (PAC Stainless) interest that no changes are made to the B-P zoning or permitted uses for their properties to preserve their long term investment goals for these properties as previously permitted by the City. A detailed comment letter was also submitted and attached for the public record.



CITY COUNCIL

PUBLIC HEARING Speaker Sign-Up Sheet

PUBLIC HEARING TO CONSIDER

Draft Ordinance No. 23-042: Public Hearing On Proposed
Land Use and Text Code Amendments for The Business Park
Moratorium Area and Adopting Findings of Fact – September 07, 2023

NAME (PLEASE PRINT)	ADDRESS	PHONE/E-MAIL ADDRESS
✓ Bill Lwscott	22335 6 th Ave So	206 425 2099
✓ Kaylene Moon	815 S 216 th St - DM	206-235-9852
✓ Simon UPPAL	(City) Seattle	SUPPAL@Cairncross.com
Michael Rhoads	22222 DOLX AVE S	206 498-4055

From: [Sheila](#)
To: [CityCouncil](#)
Subject: Delay rezoning of 216th
Date: Monday, August 28, 2023 7:08:57 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Council Members,

Rezoning 216th prior to having reinstated sound insulation requirements on new builds is unconscionable. Please pause the rezoning and make updating the building code to include sound insulation a priority.

Sheila Hanson

Sent from my phone

From: [Bill Linscott](#)
To: [City Council](#)
Subject: Land Use Decision - 216th Area
Date: Monday, August 28, 2023 9:44:25 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mayor, Deputy Mayor and Council Members,

We understand there will be a land use decision considered in the upcoming Council meeting that would rezone an area along 216th. It seems the primary changes to be proposed would convert an area zoned as 'business park' (BP) to 'multi-family' (MF.) We support the City's actions to increase residential housing in our growing City. Before that rezoning decision is made, however, we ask that the City consider the environmental impact from aircraft noise in this area. There have been discussions about re-instating the City's pre-2012 sound code for future building permits. That would certainly make sense in this area. If the code is not re-instated before the re-zone, it would appear a developer would be allowed to immediately proceed with permitting absent such sound proofing requirements and the City would have no authority to decline the permit.

Our City and Council have made a "loud" commitment to pursuing environmental solutions at every opportunity and have shaped the City's growth plans and projects with environmental considerations. To list a few would include: being a good steward for the health of our Puget Sound; promoting the salmon population; protecting/increasing tree foliage; cleaner creeks; bio swales to treat surface water run-off; and even drone light shows instead of fireworks. This seems like the right time for environmental consideration of the City's residents. Their housing welfare should go back on that list. The FAA and health organizations do recognize that noise is a hazard to human health. It would be inconsistent for the City to not address this environmental issue for its residents.

Thank you for the opportunity to comment and for your consideration.

Bill & Patti

From: [Doreen Harper](#)
To: [CityCouncil](#)
Subject: Proposed Land Use rezoning for 216th
Date: Wednesday, September 6, 2023 3:48:49 PM
Attachments: [Screen Shot 2023-08-24 at 2.15.53 PM.png](#)
[Screen Shot 2023-08-24 at 2.16.08 PM.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mayor, Deputy Mayor and Council Members,

We understand there will be a land use decision considered in the upcoming council meeting that would re-zone an area along 216th. It seems the primary changes to be proposed would convert an area zoned as 'business park' (BP) to 'multi-family' (MF.) We support the City's actions to increase residential housing in our growing city. Before that rezoning decision is made, however, we ask that the City consider the environmental impact from aircraft noise in this area. There have been discussions about re-instating the City's pre-2012 sound code for future building permits. That would certainly make sense in this area. If the code is not re-instated before the re-zone, it would appear a developer would be allowed to immediately proceed with permitting absent such sound proofing requirements and the City would have no authority to decline the permit.

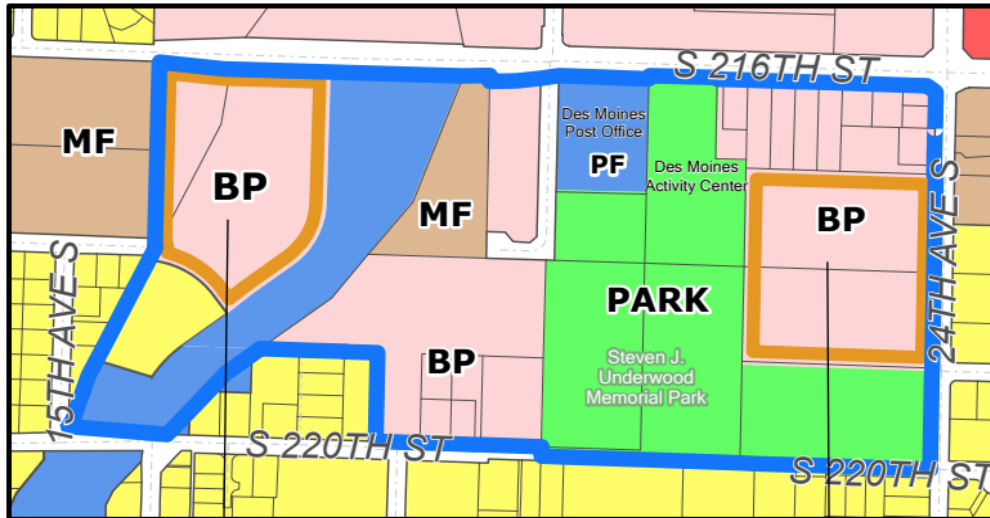
Our City and Council have made a "loud" commitment to pursuing environmental solutions at every opportunity and have shaped the City's growth plans and projects with environmental considerations. To list a few would include: being a good steward for the health of our Puget Sound; promoting the salmon population; protecting/increasing tree foliage; cleaner creeks; bio swales to treat surface water run-off; and even drone light shows instead of fireworks. This seems like the right time for environmental consideration of the City's residents. Their housing welfare should go back on that list. The FAA and health organizations do recognize that noise is a hazard to human health. It would be inconsistent for the City to not address this environmental issue for its residents.

In addition, I would like to emphasize the importance of maintaining and leaving established trees (especially those of older existence) in this and all new developments within the City of Des Moines. It's imperative that we as a community convey the importance of valuing tree canopy as a quality of life... especially in the south end of King County. The environmental impacts of habitat destruction and degradation are generally accepted as a societal sacrifice because of the availability of affordable land and our proximity to SeaTac Airport. This acceptance has to change and we should be requiring developers to work around established trees instead of clearing land because of ease. We all have to be better stewards of the land and those in decision making positions need to be setting the example.

One last thing, I'm confused on the maps that were provided. Exhibit B has SJU park listed as a Park. Exhibit C has SJU re-zoned to R-SE. Please clarify.

Sincerely,
Doreen Harper
Resident and business owner.

Exhibit B Proposed Land Use Amendments



Reclassify from BP - Business Park to MF - Multi-family

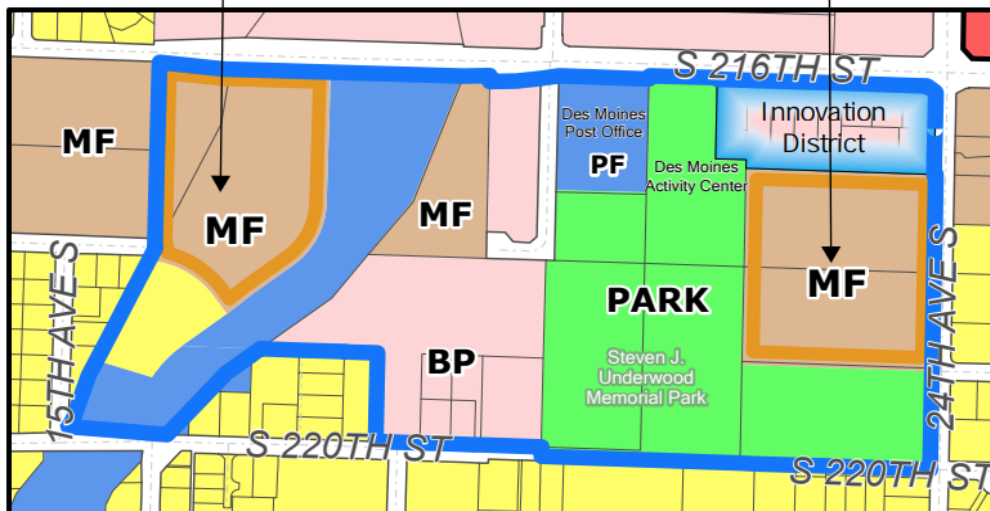
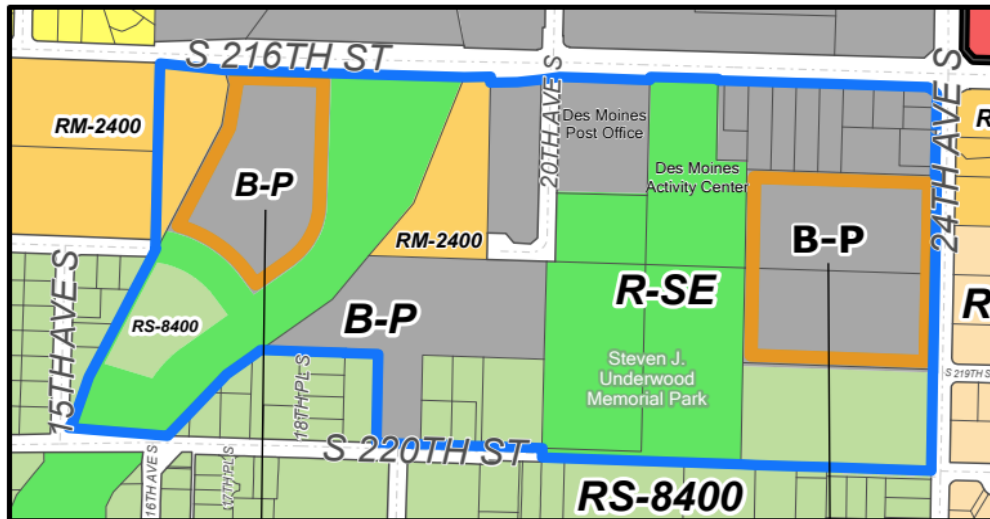
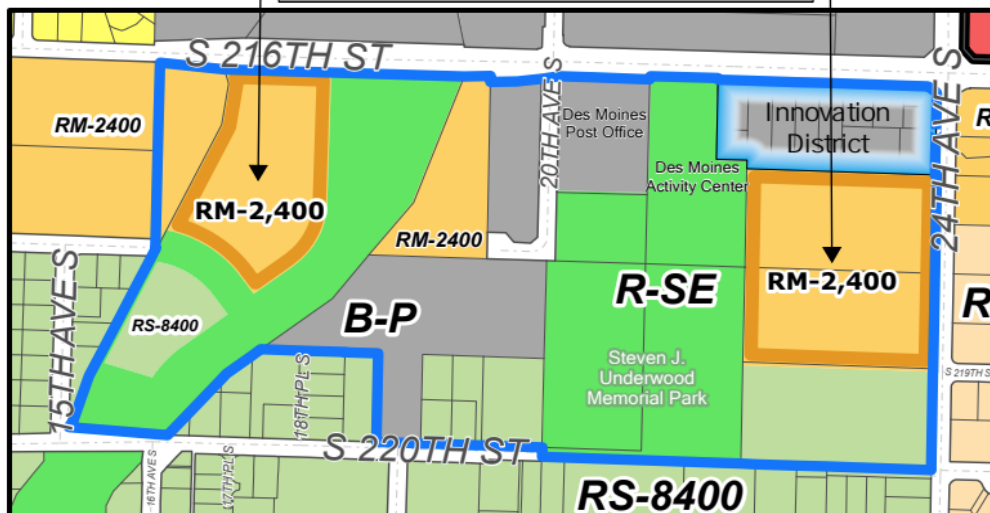


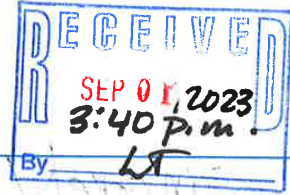
Exhibit C Proposed Zoning Amendments



Reclassify from B-P - Business Park to
RM-2,400 - Residential Multi-Family 2,400



9/1/23



To whom it may concern;

My name is Hattie Stewart and I Reside at
21912-18th Pl. South, Des Moines WA 98198.

The purpose of this letter is to inform
the City of Des Moines staff that the link
to the documents ~~assoon~~ connected to
File number: LUA2022-0051 are not accessible
to me on-line, or the public.

I am requesting to have the documents
connected to file number LUA2022-005
accessible to the public to Review for
Comments.

I disagree with the City of Des Moines
moving forward with their decision that
the new zoning will not provide significant adverse
environmental impact. Seeing that, the public does
not have access to Review the files, → over

8805 8 11 15
10/11/15

5/15/15

Sincerely,

Hattie Steward

I hope I have answered all of your questions.

Best regards,
Hattie Steward

The purpose of this letter is to inform

the City of Des Moines that the link

to the documents is now connected to

the number. The number is not accessible

to me without the link.

I am requesting to have the documents
connected to the number. The number is
accessible to the public to review the
documents.

I discuss with the City of Des Moines

that the documents should now be made

the documents will be made available to the public

not have access to review the files.

From: [Kathy Oljar](#)
To: [City Council](#)
Subject: Rezoning along 216th
Date: Sunday, September 3, 2023 1:12:42 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello

Please re institute the City of Des Moines pre-2012 sound code for future building making Des Moines a **great** place to live, not just a place to live.

Thank you for supporting our growth with consideration for the residents and the environment.

R. Kathleen Oljar
Des Moines resident

From: [Alice Dean DiMascio](#)
To: [CityCouncil](#)
Subject: Sound Reduction Code
Date: Thursday, August 31, 2023 8:34:32 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The city needs to restore the sound reduction portion of the building code before another dwelling is approved.

From: [Barbara McMichael](#)
To: [CityCouncil](#)
Subject: Upcoming foreclosure of Bartell Drug Store
Date: Tuesday, September 5, 2023 9:06:53 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mayor Mahoney and Des Moines City Councilmembers -

Over the weekend, I learned about the imminent closure of the Bartell Drugs at the corner of Pacific Highway South and South 216th Street. I need to convey to you how disastrous that will be for our City. As one of the gateway entrances to the city, the corner that Bartell Drugs has held has kept busy with legitimate business and customers in an intersection that otherwise has hosted come-and-go businesses that do not hold regular hours.

Personally, I have relied on that store for flu shots, prescriptions, birthday cards, Market Spice tea, and other sundries over decades. It is a comfort to know the longtime employees there. It feels like a safe haven in a neighborhood that otherwise has some grimmer features (adult video!!!) and some unfortunate souls. To have that spot go vacant will only invite mischief and blight. And the city has proven to be so unable to bring in truly desirable new retail businesses (the best example is a Dollar Store in the space the former QFC/Albertsons once occupied at another gateway in downtown Des Moines) that I am deeply, deeply concerned about this loss.

I urge the Council, the Mayor, the City Manager and the Economic Development Department to bring all their forces to bear on RiteAid to reverse the decision to pull out Bartells from that corner. Surely you can offer incentives, extra security, whatever it takes to keep this important retail business in our community.

Sincerely,

Barbara McMichael
22810 Thunderbird Drive
Des Moines, WA 98198



CITY COUNCIL REGULAR MEETING

Speaker Sign-Up Sheet

September 07, 2023

NAME (PLEASE PRINT)	CITY YOU LIVE IN	TOPIC	PHONE/E-MAIL ADDRESS
✓ Bill Linscott	Des Moines	Surveys/Misc	206 445 2099
✓ MICHAEL RHODES	" "	MARINA ISSUES	206 498 4055
✓ SUZIE ROOBS	DES MOINES	"	206 935-4028