

AGENDA

**DES MOINES CITY COUNCIL
REGULAR MEETING
City Council Chambers
21630 11th Avenue South, Des Moines**

October 1, 2015 – 7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CORRESPONDENCE

COMMENTS FROM THE PUBLIC

EXECUTIVE SESSION

BOARD AND COMMITTEE REPORTS/COUNCILMEMBER COMMENTS

PRESIDING OFFICER'S REPORT

ADMINISTRATION REPORT

- Item 1: EMERGING ISSUES
- a. 239th Stairs Project
 - b. Code Enforcement
 - c. Probation Update

- Item 2: WOODMONT RECOVERY CAMPUS-PROJECT UPDATE

CONSENT AGENDA

- Page 1 Item 1: APPROVAL OF MINUTES
Motion is to approve the minutes from the August 8, 2015 City Council Retreat, the August 20, 2015 City Council Executive Session and the August 20, 2015 Regular City Council meeting.

- Page 13 Item 2: ARTS COMMISSION APPOINTMENTS
Motion is to confirm the Mayoral appointments of Nancy Stephan and Fred Andrews to three year terms on the City of Des Moines Arts Commission effective on January 1, 2016 and expiring on December 31, 2018.

PUBLIC HEARING

- Page 19 Item 1: WESLEY HOMES MASTER PLAN, FILE NUMBER LUA2015-0035
Staff Presentation: Land Use Planner Laura Techico

OLD BUSINESS

- Page 61 Item 1: CONTINUED DISCUSSION OF 2016 BUDGET
Staff Presentation: Finance Director Dunyele Mason

NEXT MEETING DATE

October 8, 2015 Regular City Council Meeting

ADJOURNMENT

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MINUTES

**DES MOINES CITY COUNCIL
RETREAT
City Council Chambers
21630 11th Avenue South, Des Moines**

August 8, 2015 – 9:00 a.m.

CALL TO ORDER

Mayor Kaplan called the meeting to order at 9:01 a.m.

ROLL CALL

Council present: Mayor Dave Kaplan; Mayor Pro Tem Matt Pina; Councilmembers Jeremy Nutting, Melissa Musser, Luisa Bangs, Bob Sheckler and Vic Pennington.

Staff present: City Manager Tony Piasecki; Assistant City Manager Michael Matthias; City Attorney Pat Bosmans; Planning, Building and Public Works Director Dan Brewer; Police Chief George Delgado; Finance Director Dunyele Mason; Harbormaster Joe Dusenbury; Parks, Recreation & Senior Services Director Patrice Thorell; Municipal Court Judge Lisa Leone; Transportation Manager Brandon Carver; Commander Barry Sellers; Commander Bob Bohl; Court Administrator Jennefer Johnson; Budget Manager Cecilia Pollock; Community Development Manager Denise Lathrop; Police Department Office Manager Terryann Dell; Police Department Administrative Assistant Ellie Hooman; Master Sergeant Patti Richards; Master Police Officer Justin Cripe; Project Manager Scott Romano; Planning, Building and Public Works Administrative Assistant Peggy Volin; Harbor Attendant Jonathan Elfstrom; Facilities Coordinator Shannon Kirchberg; Recreation Coordinator Rick Scott; Parks, Parks, Recreation & Senior Services Administrative Assistant Janet Best; IT Manager Dale Southwick; Code Enforcement Officer Nancy Uhrich; Executive Administrative Assistant Autumn Lingle; In-Coming Councilmember Rob Back; City Clerk Bonnie Wilkins.

Mayor Kaplan opened the meeting and thanked staff and the public for attending.

Finance Director Mason gave a presentation regarding 2016-2020 financial condition and potential budget balancing strategies, new/enhanced revenues, and cost cutting measures

At 10:15 a.m. Council took a break.

At 10:31 a.m. Council went into Executive Session to discuss labor negotiations per RCW 42.30.140(4)(a). In attendance were: Mayor Kaplan; Mayor Pro Tem Pina; Councilmembers Nutting, Musser, Bangs and Pennington; City Manager Piasecki; Assistant City Manager Matthias; City Attorney Bosmans.

The Executive Session ended at 10:46 a.m.

No formal action was taken.

At 10:46 a.m. Council continued discussion regarding 2016-2020 financial condition and potential budget balancing strategies, new/enhanced revenues, and cost cutting measures

At 12:00 p.m. Council took a break for lunch.

At 12:36 p.m. Council resumed the meeting and continued discussion regarding 2016-2020 financial condition and potential budget balancing strategies, new/enhanced revenues, and cost cutting measures

Direction/Action

Motion made by Mayor Pro Tem Pina that the Transportation Benefit District consider a \$20 increase for the sole purpose of paving; seconded by Councilmember Sheckler.

The motion passed 7-0.

NEXT MEETING DATE

August 20, 2015 Regular City Council meeting.

ADJOURNMENT

The meeting was adjourned at 2:37 p.m.

Respectfully Submitted,

Bonnie Wilkins
City Clerk

MINUTES

SPECIAL MEETING TO HOLD EXECUTIVE SESSION

August 20, 2015

CALL MEETING TO ORDER

The Special Meeting was called to order at 5:03 p.m. by Mayor Kaplan in Council Chambers.

ROLL CALL

Present were: Mayor Dave Kaplan; Mayor Pro Tem Matt Pina; Councilmembers Jeremy Nutting, Melissa Musser, Luisa Bangs and Vic Pennington; City Manager Tony Piasecki; Assistant City Manager Michael Matthias; City Attorney Pat Bosmans; Human Resource Manager Maureen Murphy.

PURPOSE

The purpose of the Special Meeting was to hold an Executive Session to discuss Labor Negotiations under RCW 42.30.140(4)(a) and the Performance of a Public Employee under RCW 42.30.110(1)(g).

At 5:45 p.m. City Manager Piasecki, Assistant City Manager Matthias, City Attorney Bosmans and Human Resource Manager Murphy left the meeting.

No formal action was taken.

The meeting was adjourned at 6:38 p.m.

Respectfully submitted,
Tony Piasecki
City Manager

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MINUTES

DES MOINES CITY COUNCIL REGULAR MEETING City Council Chambers 21630 11th Avenue South, Des Moines

August 20, 2015 – 7:00 p.m.

CALL TO ORDER

Mayor Kaplan called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

The flag salute was led by Councilmember Nutting.

ROLL CALL

Council present: Mayor Dave Kaplan; Mayor Pro Tem Matt Pina; Councilmembers Jeremy Nutting, Luisa Bangs, Bob Sheckler and Vic Pennington.

Councilmember Melissa Musser was absent.

Direction/Action

Motion made by Councilmember Nutting to excuse Councilmember Musser; seconded by Mayor Pro Tem Pina.
The motion passed 6-0.

Staff present: City Manager Tony Piasecki; City Attorney Pat Bosmans; Assistant City Manager Michael Matthias; Planning, Building and Public Works Director Dan Brewer; Finance Director Dunyele Mason; Surface Water Management Utility Manager Loren Reinhold; Marina Maintenance Manager Scott Wilkins; Court Administrator Jennefer Johnson; Land Use Planner Nikole Coleman; Community Development Manager Denise Lathrop; Assistant City Attorney Tim George; Engineering Services Manager Brandon Carver; City Clerk Bonnie Wilkins.

CORRESPONDENCE

Two letters were submitted regarding the Pinnacles at Des Moines. The letters will be introduced at the Public Hearing.

COMMENTS FROM THE PUBLIC

- Yvonne Nutting, 20819 4th Avenue S; Invited Council and the public to attend up-coming Des Moines Legacy Foundation events:
 - Poverty Bay Arts Gala.
 - Bayside Brunch.
- Rick Johnson, 28624 Redondo Beach Drive; Asked for the resignation of Councilmember Sheckler.
- Candace Urquhart; 25665 Marine View Drive S; Asked the City to enter into a 120 research period prior to moving forward with any agreements with Valley Cities.
- Laura Castronover; 1319 S 251st Place; Asked the City to find another location for the Woodmont Recovery Center.

BOARD AND COMMITTEE REPORTS/COUNCILMEMBER COMMENTS

Councilmember Pennington:

- Finance & Economic Development Committee meeting.
- Attended the Woodmont Recovery Center meeting:
 - Would like item added to regular agenda of the Public Safety & Transportation Committee meetings.

Direction/Action

Motion made by Mayor Pro Tem Pina to add Valley Cities development to the Public Safety & Transportation Committee agenda for regular reports and evaluation for proposals as they come forward; seconded by Councilmember Nutting.

The motion passed 6-0.

Direction/Action

Motion made by Councilmember Pennington to direct staff to create an Ordinance that requires notification to the entire City when proposed projects on essential public facilities come before staff; seconded by Mayor Pro Tem Pina.

The motion passed 6-0.

Direction/Action

Motion made by Councilmember Pennington to research a moratorium of 120 days regarding the Good Neighbor Agreement for the Woodmont Recovery project; seconded by Mayor Pro Tem Pina. The motion passed 6-0.

- Thanked the public for attending the meeting.

Councilmember Sheckler:

- No report.

Councilmember Bangs:

- No report.

Mayor Pro Tem Pina:

- Finance & Economic Development Committee meeting:
 - Potential projects within the City:
 - Maps on the web-site.
 - Update on Homeless Encampment Ordinance:
 - Discussion driven by a finding from our insurance company.
- Attended the Woodmont Recovery Center meeting.
 - Thanked those that attended.
- Transportation Benefit District meeting:
 - Discussion of \$20 car tab fee:
 - Money to go specifically to paving/maintaining City roads.

Councilmember Nutting:

- Kindergarten Jump Start has started:
 - Slow-down in school zones.
- School starts September 3rd.
- Coffee with a Cop:
 - September 10th.
 - September 14th.

PRESIDING OFFICER'S REPORT

- Woodmont Community meeting:
 - Impressive turnout.
- The latest edition of *The City Currents* is out:
 - New column, "*From the Council*".
 - Happy to meet with community groups, homeowner groups, etc. to discuss what's happening in the City.
- Redondo Boardwalk:
 - Design work being done.
 - Proposed opening, summer 2016.

ADMINISTRATION REPORT

- City Currents:
 - Paper, style has changed over time.
 - Started selling advertising:
 - This edition is break-even point.
 - Total cost approximately \$17,000 per edition; \$17,000 revenue received to cover costs.

CONSENT AGENDA

- Item 1: APPROVAL OF MINUTES
Motion is to approve the minutes from the July 2, July 9 and July 23, 2015 regular City Council meetings and the minutes from the July 23, 2015 Executive Session.
- Item 2: APPROVAL OF VOUCHERS
Motion is to approve for payment vouchers and payroll transfer included in the attached list and further described as follows:
- | | | |
|--|----------------|----------------|
| Total A/P Checks/Vouchers | #143640-144139 | \$2,472,910.83 |
| Electronic Wire Transfers | #575-591 | \$ 606,926.93 |
| Payroll Checks | #18670-18699 | \$ 29,189.95 |
| Payroll Direct Deposit | #270001-270175 | \$ 310,441.17 |
| Payroll Direct Deposit | #290001-290165 | \$ 306,397.05 |
| Payroll Direct Deposit | #320001-320171 | \$ 302,260.27 |
| Total Certified Wire Transfers, Voids, A/P and Payroll Vouchers: | | \$4,028,126.20 |
- Item 3: CHILDHOOD CANCER AWARENESS MONTH PROCLAMATION
Motion is to approve the Proclamation supporting September as Childhood Cancer Awareness Month.
- Item 4: DRAFT RESOLUTION NO. 15-122; AUTHORITY TO PURSUE ABATEMENT ACTION (GOLKA)
Motion is to approve Draft Resolution 15-122 authorizing the City Attorney to pursue all necessary legal action to abate the nuisances found at 2828 S 224th Street and 24813 16th Avenue S in Des Moines and to recover any associated costs.

- Item 5: TRANSPORTATION GATEWAY PROJECT SOUTH 216TH STREET, SEGMENT 1-A RIGHT OF WAY ACQUISITION DES MOINES CENTER, LLC, PROJECT PARCEL 50
Motion is to purchase 987 square feet of land from Des Moines Center, LLC in the amount of \$26,700.00, a 489 square foot Wall Easement in the amount of \$9,900.00, a 150 square foot utility easement in the amount of \$1,000.00, as well as compensate the owner \$4,000.00 for taken improvements a grand total of \$41,600.00 (rounded dollars), plus associated closing costs, and further authorize the City Manager to sign the Statutory Warranty Deed, Wall Easement, Utility Easement, Construction Easement & Right of Entry and Real Property Voucher Agreement substantially in the form submitted and accept the right of way on behalf of the City of Des Moines.
- Item 6: DRAFT ORDINANCE NO. 15-140, MUNICIPAL COURT JUDGE SALARY CERTIFICATION
First Motion is to suspend Rule 26(a) to pass Draft Ordinance No. 15-140 on first reading.

Second Motion is to enact Draft Ordinance No. 15-140 setting the Municipal Court Judge salary in accordance with state law.
- Item 7: SALE OF ABANDONED VESSEL
Motion is to adopt Draft Resolution No. 15-137, authorizing the sale of the abandoned vessel, hull identification number USDA55ER1596 by public auction, with a reserve large enough to cover the charges owed to the Marina.
- Item 8: SURPLUS PROPERTY – VEHICLES AND EQUIPMENT
Motion is to adopt Draft Resolution No. 15-141 declaring a certain vehicle identified in Attachment 1 as surplus and authorizing disposal of said surplus vehicle by auction or trade in.
- Item 9: DRAFT RESOLUTION NO. 15-030 SETTING A PUBLIC HEARING REGARDING TEMPORARY ENCAMPMENTS FOR THE HOMELESS
Motion is to adopt Draft Resolution No. 15-030 setting a public hearing on September 24, 2015 to consider Draft Ordinance No. 15-030 related to the establishment of legislation on Temporary Encampments for the Homeless, pursuant to RCW 35.21.915, RCW 35A.21.360 and RCW 36.01.290.
- Item 10: DRAFT ORDINANCE NO. 15-146; AMENDING DMMC 12.30.080, ESTABLISHMENT OF VEHICLE LICENSE FEE REVENUE SOURCE
First Motion is to suspend Rule 26(a) to pass Draft Ordinance No. 15-146 on first reading.

Second Motion is to enact Draft Ordinance No. 15-146, amending DMMC 12.30.080 entitled Establishment of vehicle license fee revenue source, to allow for an annual vehicle license fee consistent with state law.

Direction/Action

Motion made by Councilmember Nutting to approve the Consent Agenda; seconded by Mayor Pro Tem Pina.

Mayor Pro Tem Pina pulled Consent Agenda Item #9 for amendment.

The remainder of the consent agenda passed 6-0.

Motion made by Mayor Pro Tem Pina to adopt Draft Resolution No. 15-030 setting the public hearing on November 5, 2015 to consider Draft Ordinance No. 15-030 related to the public establishment of legislation on Temporary Encampments for the Homeless, pursuant to RCW 35.21.915, RCW 35A.21.360 and RCW 36.01.290; seconded by Councilmember Nutting.
The motion passed 6-0.

Mayor Kaplan took Public Hearing Item #2 before Public Hearing Item #1.

PUBLIC HEARING

Item 2: THE PINNACLES AT DES MOINES MODIFIED PRELIMINARY SUBDIVISION APPLICATION, LUA2015-0030
Staff Presentation: Land Use Planner Nikole Coleman

At 7:42 p.m. Mayor Kaplan opened the Public Hearing.

Land Use Planner Coleman gave a power point presentation to Council.

Mayor Kaplan asked if any Councilmember knows of any reason which would require such member to excuse themselves pursuant to Council Rule 15, (Appearance of Fairness Doctrine).

Seeing none, Mayor Kaplan asked all possible speakers to affirm the truth of their testimony by raising their right hand and responding with "I do."

Mayor Kaplan then called for those that wished to speak:

- Brian Harron, 14900 Interurban Avenue S; Proponent of the project.
- Fred Herber, 429 Main; Applicant for project and in agreement with everything that has been proposed by staff.
- Rick Steenerson, 1305 S 232nd Street; Concerned about wind buffer if the trees are clear cut off the property.
- Bill Wood, 1229 S 232nd Street; Concerned about structure of Lots 1 & 2, which surround his lot. Would like ramblers built on those two homes.

Mayor Kaplan asked 3 times if anyone else wished to speak. Seeing none Mayor Kaplan asked Council if they had any questions.

Mayor Kaplan asked administration if there has been any misstatements of fact or whether administration wished to introduce any materials as to subjects raised by the proponents or opponents or alter in any regard its initial recommendations.

City Manager Piasecki entered into the record two pieces of correspondence received regarding the development.

At 8:07 p.m. Mayor Kaplan closed the public hearing.

Direction/Action

Motion made by Councilmember Sheckler to adopt Draft Resolution 15-142 to approve *The Pinnacles at Des Moines* modified subdivision as recommended by staff; seconded by Councilmember Nutting.
The motion passed 6-0.

Item 1: MARINA DISTRICT DEVELOPMENT INCENTIVE ESTABLISHING A
COMMERCIAL BUILDING HEIGHT BONUS AREA
Staff Presentation: Community Development Manager Denise Lathrop

At 8:15 p.m. Mayor Kaplan opened the public hearing.

Community Development Manager Lathrop gave a power point presentation to Council.

Mayor Kaplan called for those that wished to speak:

- Michelle Roedell & Chris Mitchell, 22712 10th Avenue S; Opponent of raising building heights.
- Thelma Vannoy, 22532 6th Avenue S; Opposed to raising building heights in the Marina District.
- Bill Linscott, 22335 6th Avenue S; He would like the City to individually address the properties who want to raise building heights.
- Terri DiMartino, 22540 8th Avenue S; She would like to know what other plans the citizens do not know about that are being discussed.
- Phil Johnson, 22555 10th Avenue S; Concerned about having a concrete wall down 7th Avenue.
- Janice Rider, PO Box 13289; Opposed to zoning the Marina District to 45'.
- Tracie Thacker, 22629 10th Avenue S; Worried that the bonus height will take away the small town feel of the Marina District.
- Sue-Lynn Yim, 22429 10th Avenue S; Asked the Council to consider voting against the Ordinance.
- Jan Hickling, 846 S 227th Place; Opponent of raising building heights.
- Chloe Vlases, 22520 8th Avenue S; Spoke about losing her view with the proposed building heights.
- Cindi Schriock, 819 S 226th Place; Opponent of raising building heights.
- Victoria Nichols, 916 S 226th; Asked Council to re-examine the proposal and to postpone voting on the issue.

Mayor Kaplan asked if anyone else wished to speak.

- Cathy Sura, 516 S 222nd; Opponent of raising building heights.
- Jim Langston, 600 S 220th Street; Asked Council to not vote on issue and to allow the citizens to get to know the developers of the theater property.
- Candace Urquhart, 25665 Marine View Drive S; Asked Council to think about the long term future of Des Moines and to not vote on issue.
- Michael Schriock, 819 S 226th Place; Worried about building heights expanding past Marine View Drive.

Mayor Kaplan asked 3 times if anyone else wished to speak.

Seeing none, at 9:05 p.m. Mayor Kaplan closed the public hearing.

Direction/Action

Motion made by Councilmember Nutting to suspend Rule 26(a) in order to enact Draft Ordinance No. 15-127 on first reading; seconded by Councilmember Sheckler. The motion passed 6-0.

Motion made by Councilmember Nutting to enact Draft Ordinance No. 15-127 amending DMMC 18.115.06 and DMMC 18.115.080, and adding an "Area 2" on "Figure 2 Downtown Commercial Height Bonus Areas" in the Marina District Neighborhood, providing for up to three properties fronting on the west side of Marine View Drive South, between South 219th Street and South 227th Street, to qualify for a 10 foot building height bonus from 35 feet up to a maximum of 45 feet; seconded by Councilmember Sheckler.

Motion made by Councilmember Nutting to amend Draft Ordinance No. 15-127 at page 6 of the Draft Ordinance, Section 1 subsection (2) (b) (vii) to read as follows: To be eligible for the height bonus, a notice of complete land use application must be issued by June 30, 2016; seconded by Mayor Pro Tem Pina. The motion passed 6-0.

Motion made by Mayor Kaplan to add (viii) that would read: And further; to be eligible for the height bonus, a building permit must be issued for the project by December 31, 2017; seconded by Mayor Pro Tem Pina. The motion passed 6-0.

Motion made by Councilmember Pennington to amend Draft Ordinance No. 15-127 of the Draft Ordinance, Section 1 subsection (2) (b) (i) to read as follows: The maximum number of buildings within Area 2 that can be authorized to utilize the height bonus by the City Manager or the City Manager's designee under this section is two buildings; seconded by Councilmember Bangs. The motion, passed 5-1.

FOR: Mayor Kaplan; Mayor Pro Tem Pina; Councilmembers Nutting, Bangs and Pennington.

AGAINST: Councilmember Sheckler.

The main motion, as amended, passed 6-0.

Mayor Kaplan read Draft Ordinance No. 15-127 into the record, as amended.

NEXT MEETING DATE

September 10, 2015

ADJOURNMENT

Motion made by Councilmember Nutting to adjourn; seconded by Mayor Pro Tem Pina. The motion passed 6-0.

The meeting was adjourned at 9:46 p.m.

Respectfully Submitted,

Bonnie Wilkins
City Clerk

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A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Arts Commission Appointments

FOR AGENDA OF: October 1, 2015

ATTACHMENTS:

1. Applications submitted by:
Nancy Stephan
Fred Andrews

DEPT. OF ORIGIN: Parks, Recreation & Senior Services

DATE SUBMITTED: September 23, 2015

CLEARANCES:

- ☒ Legal 
- ☐ Finance NA
- ☐ Marina NA
- ☒ Parks, Recreation & Senior Services 
- ☐ Planning, Building & Public Works NA
- ☐ Police NA
- ☐ Courts NA

APPROVED BY CITY MANAGER
FOR SUBMITTAL: 

Purpose and Recommendation

The purpose of this agenda item is to recommend City Council approval of two appointments to the City of Des Moines Arts Commission.

Suggested Motion

Motion: “I move to confirm the Mayoral appointments of Nancy Stephan and Fred Andrews to three year terms on the City of Des Moines Arts Commission effective on January 1, 2016 and expiring on December 31, 2018.”

Background

The City Council adopted Ordinance No. 06-1393 establishing the Des Moines Arts Commission in November 30, 2006. The nine Arts Commission positions were appointed in February 2007. The terms were staggered so that six positions are retained each year and three positions expire each year on December 31.

The Arts Commission was created to:

- (1) Represent the interest of the city in matters of the arts, to be a spokes group for the arts in the city and to keep the city council informed on all such related matters.
- (2) Evaluate, prioritize, and make recommendations on funding for cultural arts needs within the city.
- (3) Review and recommend works of art for the city, especially works to be acquired through appropriations set aside from municipal construction projects. Local artists will be encouraged and given equal consideration for these projects.
- (4) Inform, assist, sponsor or coordinate with arts organizations, artists, or others interested in the cultural advancement of the community.
- (5) Encourage and aid programs for the cultural enrichment of the citizens of Des Moines and encourage more public visibility of the arts.
- (6) Develop cooperation with schools, local, regional, state and national arts organizations.
- (7) Obtain private, local, regional, state or federal funds to promote arts projects within the Des Moines community.

Discussion

This agenda seeks confirmation of the Mayoral appointment of Des Moines residents Nancy Stephan and Fred Andrews to the Des Moines Arts Commission to become effective on January 1, 2016. The appointments will serve three year terms that will end on December 31, 2018.

Alternatives

None provided.

Financial Impact

No financial impact.

Recommendation/Concurrence

None provided.



CITY OF DES MOINES
APPLICATION FOR APPOINTEE OFFICE
 21630 11th Avenue South
 Des Moines, WA 98198

Recvd. 1/5/15

RECEIVED

JAN 07 2015

Please Check

NAME: Nancy Stephan
 ADDRESS: 23641 7th Ave S #1
 CITY/ZIP: Des Moines, WA 98198-7300
 PHONE: Home 206-810-7413 Work Cell 206-228-4024
 LENGTH OF RESIDENCE AT THE ABOVE ADDRESS 14 yrs
 REGISTERED VOTER? Yes
 E-MAIL ADDRESS: NLStephan@yahoo.com

- ☐ Civil Service Commission
☐ Planning Agency
☐ Library Board
☐ Human Services
☐ Senior Services
☒ Arts Commission
☐ Marina Beach Park

EMPLOYMENT SUMMARY LAST FIVE YEARS: _____

Retired EducatorAre you related to anyone presently employed by the City or a member of a City Board? No

If yes, explain: _____

Do you currently have an owning interest in either real property (other than your primary residence or a business) in the Des Moines planning area? No if so, please describe: _____

IN ORDER FOR THE APPOINTING AUTHORITY TO FULLY EVALUATE YOUR QUALIFICATIONS FOR THIS POSITION, PLEASE ANSWER THE FOLLOWING QUESTIONS USING A SEPARATE PAPER IF NECESSARY. attached -

1. Why do you wish to serve in this capacity and what can you contribute? _____

2. What problems, programs or improvements are you most interest in? _____

3. Please list any Des Moines elective/appointive offices you have run/applied for previously. _____

QUALIFICATIONS FOR ARTS COMMISSIONER – attachment to application

1. Why do you wish to serve in this capacity and what can you contribute?

The Arts are a passion of mine. It probably started with piano and led to a Music Major with Minor in Piano at Minnesota State University in Mankato, Minnesota. As an educator I taught music, mostly in elementary schools, then became a principal. As a principal I could bring more arts to students or take them to the arts through a concert or a visit to an art museum. As I went on to International Schools, I could hire music and art teachers and more directly support the arts in education. When I retired and moved to Des Moines, I was privileged to be on a committee to recommend either an independent arts organization for Des Moines or an arts commission. Our group recommended an arts commission and the revival of the Des Moines Arts Commission occurred.

As a commissioner for two terms on the DM Arts Commission, my focus was on the visual arts. In this area I worked on efforts in Des Moines, including:

- work with the Arts Commission's Visual Arts Committee to organize two Poverty Bay Arts Festivals which involved businesses and artists in joint efforts to exhibit and sell visual arts to the community,
- support for the creation by an artist of a mural funded by 'The Des Moines Legacy Foundation' with the theme 'honoring aging,'
- service as Chair of the Arts Commission for one year.
- Development of a proposal for what became Art On Poverty Bay, a rotating sculpture project sponsored by the Arts Commission.

And following approval by the City Council for the Art On Poverty Bay sculpture project, led the initial two years of this project as a volunteer for the Arts Commission.

2. What problems, programs or improvements are you most interested in?

I'm interested in adding my support to four programs the Arts Commission presently provides for the community of Des Moines; The Beach Concerts, Shakespeare in the Park, Squid-o-Rama and Art On Poverty Bay. I believe these four programs offer a variety of experiences to our community. I believe I can work with the commission to support these programs as they continue to evolve and improve for the residents and development of Des Moines.

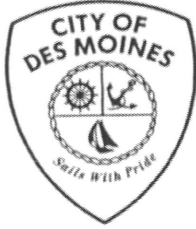
At present I serve on the DM Legacy Foundation and as a commissioner I could better communicate the progress and needs of the various activities of the commission. I am also very interested in developing an Arts specific fund raiser sponsored by Legacy to support the work of the commission.

3. Please list any Des Moines elective/appointive offices you have run/applied for previously.

- Des Moines Arts Commission – 2 terms
- Des Moines Legacy Foundation
- Parks and Recreation's Master Plan Advisory Committee

I also volunteer with the American Association of University Women supporting two projects for women:

- Expanding Youth Horizons, a project in cooperation with Highline College. EYH (Expanding Youth Horizons) provides workshops in the STEM areas for Middle School Girls, giving them role models and hopefully an incentive to continue their education in these fields.
- The Sally Morrison Scholarship Award, given to a single-parent young woman graduating from a Federal Way High School who shows the ability and initiative to continue her education beyond high school providing support to her and incentive to others.



CITY OF DES MOINES
APPLICATION FOR APPOINTIVE OFFICE
 21630 11th Avenue South
 Des Moines, WA 98198

Recvd. _____

AUG 22 2015

Please Check _____

NAME: Fred Andrews
 ADDRESS: 27229 8th Ave S.
 CITY/ZIP: Des Moines, WA 98198
 PHONE: Home 206-870-6827 Work 206-870-6827
 LENGTH OF RESIDENCE AT THE ABOVE ADDRESS 10 months
 REGISTERED VOTER? Yes
 E-MAIL ADDRESS: pablopicasso@comcast.net

- ☐ Civil Service Commission
☐ Planning Agency
☐ Library Board
☐ Human Services
☐ Senior Services
☒ Arts Commission
☐ Marina Beach Park

EMPLOYMENT SUMMARY LAST FIVE YEARS: For the last five years I have worked as a foreign correspondent for *Caring* magazine, which is published in Shanghai, China by the Shanghai Charity Foundation. I spend the rest of my time creating my artwork for publication and exhibition.

Are you related to anyone presently employed by the City or a member of a City Board? no
 If yes, explain: _____

Do you currently have an owning interest in either real property (other than your primary residence or a business) in the Des Moines planning area? no if so, please describe: _____

IN ORDER FOR THE APPOINTING AUTHORITY TO FULLY EVALUATE YOUR QUALIFICATIONS FOR THIS POSITION, PLEASE ANSWER THE FOLLOWING QUESTIONS USING A SEPARATE PAPER IF NECESSARY.

1. Why do you wish to serve in this capacity and what can you contribute? I moved to Des Moines 10 months ago and would like to contribute to the community and the art scene of this area. I have an extensive background in the arts, including working with the Seattle Arts Commission, seven years on the Normandy Park Arts Commission, and 20 years on the faculty of Cornish College of the Arts.
2. What problems, programs or improvements are you most interest in? I'm interested in anything related to the arts, but because of my extensive work with non-profit organizations I'm especially interested in programs that improve the lives of low-income families and children. Projects that are designed to help the environment of this beautiful and fragile area would also be important to me.
3. Please list any Des Moines elective/appointive offices you have run/applied for previously. N/A

A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Wesley Homes Master Plan,
File Number LUA2015-0035

ATTACHMENTS:

1. Draft Resolution 15-166
2. Master Plan & Phasing
3. Project Narrative
4. SEPA MDNS
5. SEPA Comment Letters
6. City Response to Comment Letter

FOR AGENDA OF: October 1, 2015

DEPT. OF ORIGIN: Planning, Building, &
Public Works

DATE SUBMITTED: September 24, 2015

CLEARANCES:

- [X] Legal PB
 [] Finance N/A
 [] Marina N/A
 [] Parks, Recreation & Senior Services N/A
 [X] Planning, Building & Public Works DEL
 [] Police N/A
 [] Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: AA

Purpose and Recommendation:

The purpose of this Agenda Item is to seek the City Council's approval of the Master Plan for the Wesley Homes Des Moines Campus. Staff recommends that the City Council approve the requested Master Plan by passing the following motion:

Suggested Motion

Motion: "I move to approve Draft Resolution 15-166 approving the Master Plan for the proposed Wesley Homes project, filed with the Des Moines Planning, Building and Public Works Department under file number LUA2015-0035 subject to conditions set forth in Resolution 15-166."

Background:

On June 19, 2015, Wesley Homes submitted a Master Plan application for the proposed redevelopment of the approximately 19 acre site located at 815 South 216th Street (Exhibits 2 and 3). A notice of complete application was issued on June 25, 2015. The proposed project includes a phased redevelopment of the campus to include construction of 363 units of senior housing in a combination of cottages, brownstones, independent living apartments and memory care and care center units with grading activities, landscaping, water and sanitary sewer extensions, stormwater facility, interior access roadways, franchise utility improvements and off-site roadway improvements. Pursuant to Des Moines Municipal Code (DMMC) 18.95.050(1), the purpose of a master plan is to define the development of property, promote compatibility with neighboring areas and benefit the community with flexibility and innovation.

A SEPA Environmental Checklist was submitted with the Master Plan Application. A threshold determination of a Mitigated Determination of Nonsignificance (MDNS) was issued on August 28, 2015 (Exhibit 4). The deadline for comments is September 11, 2015 and the deadline for appeals was September 21, 2015. One comment was received on September 1, 2015 (Exhibit 5). The City provided a response, dated September 14, 2015 (Exhibit 6). No appeals to the MDNS were received.

Discussion:

The Master Plan review is a requirement of the Institutional Campus Zone (chapter 18.95 DMMC), created in 2014 to provide a zoning district for colleges, universities, educational facilities, and retirement facilities to ensure that large sites are planned, designed, and managed in a way that minimizes impacts on adjacent areas. A Master Plan application decision is a Type IV land use action by the City Council. Following the approval of the Master Plan, the Applicant is then required to obtain administrative approval for design review, civil engineering, grading, building and other construction permits.

The Master Plan decision criteria are contained in DMMC 18.95.060. A Master Plan approval shall be granted by the City only if the applicant demonstrates that:

1. The master development plan includes a general phasing timeline of development and associated mitigation.

Exhibits 2 and 3 contain the phasing plan for the project. The SEPA Environmental Checklist states that full build-out is anticipated to be completed over 4 to 5 years.

2. The master development plan meets or exceeds the current regulations for critical areas if critical areas are present.

City environmentally critical area maps show the project site located within a critical aquifer recharge area. Submittals will be reviewed for compliance with the development standards contained in DMMC 16.10.260 to ensure that proposed activities will not cause contaminants to enter the aquifer and will not adversely affect the recharging of the aquifer.

3. There is sufficient capacity and infrastructure (e.g., roads, sidewalks, bike lanes) in the transportation system (motorized and nonmotorized) to safely support the development proposal in all future phases or there will be adequate capacity and infrastructure by the

time each phase of development is completed. If capacity or infrastructure must be increased to support the proposed master development plan, then the applicant must identify a plan for funding their proportionate share of the improvements.

From a roadway capacity standpoint, there are no concerns as the full build-out will generate less PM peak hour trips than the current development. Related to sidewalk infrastructure, there may be a need for improvements on the South 219th Street frontage and along 11th Avenue South with regard to planter strips, driveway approaches, and street lighting along the corridor. South 216th Street was recently improved by the City with current standard sidewalks, bike lanes, and street lighting. These items will be addressed at the civil review phase for each corresponding project phase.

King County Metro Transit has provided comments and will be working with the project engineers to revise bus service to the facility as needed.

4. There is either sufficient capacity within public services such as water, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed. If capacity must be increased to support the proposed master development plan, then the applicant must identify a plan for funding their proportionate share of the improvements.

For stormwater, the proposed development results in less impervious area than there is under existing site conditions, meaning that following development impacts to the downstream public drainage system will be reduced due to less site runoff. Each phase of the development will also be evaluated and if the impervious area is increased for any phase of the development, on site flow control facilities will be installed to mitigate the downstream impact.

Civil plan reviews will be coordinated with the King County Water District 54 and the Midway Sewer District.

5. The master development plan proposal contains architectural design (including but not limited to building setbacks, insets, façade breaks, roofline variations) and site design standards, landscaping, provisions for open space and/or recreation areas, retention of significant trees, parking/traffic management and multimodal transportation standards that minimize conflicts and create transitions between the proposal site and adjacent neighborhoods and between institutional uses and residential uses.

Building elevations and detailed parking and landscaping plans will be reviewed with the Design Review submittal for compliance with the development standards contained in DMMC 18.235 – Design Review and DMMC 18.95 – I-C Zone.

6. The Applicant shall demonstrate that proposed commercial or laboratory uses will be safe for the surrounding neighborhood and for other uses on the campus.

N/A

Alternatives:

Wesley Homes Master Plan: With respect to the proposed Master Plan, the City Council has the following alternatives:

Alternative 1: Do Nothing

The City Council may determine that particular conditions exist that warrant denying or delaying approval of the Master Plan; however, these conditions would have to be clearly articulated. This alternative results in construction delays, no near-term revenue and other economic impacts for the City. This is not the recommended alternative.

1. Alternative 2: Approve the Master Plan

The City Council may approve the Master Plan with conditions set out in Draft Resolution 15-166. This alternative would result in both significant short term and long term financial and economic benefits to the City as discussed in Financial Impact section. This is the recommended alternative.

2. Alternative 3: Approve the Master Plan with Additional Conditions

The City Council may conditionally approve the Master Plan; provided that the conditions are proportional to the impact and are supported by the public record. This is not the recommended alternative.

3. Alternative 4: Continue the Public Hearing for Further Consideration and Approval of the Master Plan until a Later Council Meeting.

If the Council seeks more information before reconsidering the Master Plan with conditions set out in Draft Resolution 15-166, in this alternative, the Council would need to continue the public hearing for further consideration of the Master Plan elements.

Financial Impact:

The phased redevelopment of the Wesley Homes Des Moines Campus will provide new, state of the art senior housing. The redevelopment will serve to revitalize and rehabilitate the existing use to provide long-term economic vitality for the site and the surrounding areas.

Recommendation/Conclusion:

Administration has reviewed the Master Plan and determined that the proposed Master Plan is consistent with the requirements of the I-C Zone (Chapter 18.95 DMMC). Administration has also determined that the project achieves a number of the economic goals and strategic objectives of the City. Specifically, approving the Master Plan will achieve or implement the following City strategic objectives:

- **City Council Goals and Strategic Objectives:** A Goal of the City Council is to preserve livability for all generations. The redevelopment of the property will also create a short term revenue source to address the City's structural deficit, a short term Strategic Objective of the City Council.

- **Des Moines Comprehensive Plan:** The proposed new development will provide a variety of housing opportunities for those with special-needs, particularly those with challenges related to age, health or disability as stated in Housing Goal HOU 2.
- **Des Moines Municipal Code:** A primary purpose and objective of the Institutional Campus (I-C) Zone is to provide a zoning district for colleges, universities, educational facilities, and retirement facilities.

Following the public hearing for this quasi-judicial action, Administration requests the City Council approve the Wesley Homes Master Plan subject to conditions in the Resolution.

Concurrence:

South King Fire and Rescue has reviewed the proposed layout and has approved the layout for fire access purposes.

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PLANNING, BUILDING & PUBLIC WORKS FIRST DRAFT 10/01/2015**DRAFT RESOLUTION NO. 15-166**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, approving the Master Plan Application entitled "Wesley Homes Des Moines Campus".

WHEREAS, Wesley Homes Retirement Communities & Health Services (the Applicant) has submitted an application for a Master Plan for the phased redevelopment of the property located at 815 South 216th Street, and

WHEREAS, a Master Plan is a Type IV land use action, which is a quasi-judicial or other nonlegislative decision by the City Council made after legally required opportunity for public comment, and

WHEREAS, an environmental checklist for the subdivision was submitted to the City of Des Moines and was reviewed by the SEPA responsible official for the City of Des Moines, and

WHEREAS, the SEPA official issued a Mitigated Determination of Non-Significance for the phased development, and

WHEREAS, pursuant to RCW 36.70B.200, a public hearing was held before the City Council on October 1, 2015, and all persons wishing to be heard were heard; now therefore,

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

Sec. 1. The following findings of fact are adopted by the Des Moines City Council:

(1) The Master Plan is consistent with the criteria required by DMMC 18.95.060, and

(2) The phased Master Plan is subject to the conditions contained in Exhibit 1 of the August 28, 2015 SEPA Mitigated Determination of Nonsignificance issued under LUA2015-0035.

10/1/2015

Resolution No. ____
 Page 2 of ____

Sec. 2. Approval. The Master Plan Application entitled "Wesley Homes Des Moines Campus" is hereby approved by the Des Moines City Council.

Sec. 3. Compliance with other law. Nothing in this Resolution shall be construed as excusing the Applicant from compliance with all federal, state, or local statutes, ordinances, or regulations applicable to this development other than as expressly set forth herein.

Sec. 4. Distribution of resolution following City Council action. Certified or conformed copies of this Resolution shall be delivered to the following:

(1) City of Des Moines Planning Building and Public Works Department and Building Division; and

(2) The Applicant; and

(3) City Clerk of the City of Des Moines.

ADOPTED BY the City Council of the City of Des Moines, Washington this ____ day of October, 2015 and signed in authentication thereof this ____ day of October, 2015.

 M A Y O R

APPROVED AS TO FORM:

 City Attorney

ATTEST:

 City Clerk

10/1/2015



Master Development Application

Application Date: 6.19.15 Permit No.: LUA 2015 - 0035

JUN 19 2015

PROPERTY INFORMATION

Site Address: 815 South 216th Street Parcel Number: 082204-9014 LT

Project Name: Wesley Homes Retirement Community - Des Moines Campus

Site Area: Approx. 19-acres Current Building Square Footage: Approximately 257,734 sf

Zoning: I-C Institutional Campus Proposed Building Square Footage: Approximately 617,401 sf

Comprehensive Plan Designation: I-C Proposed Number of Units or Lots: 363

Check all Environmentally Critical Areas located on the site (see Chapter 16.10 DMMC for definitions):

- | | |
|---|---|
| ☐ Geologically Hazardous Areas | ☐ Wetlands |
| ☐ Erosion and Landslide Hazard Areas | ☐ Frequently Flooded Areas |
| ☒ Seismic Hazard Areas | ☐ Fish and Wildlife Habitat Conservation Areas |
| ☐ Ravine Sidewalls and Bluffs | ☒ Critical Aquifer Recharge Areas |
| ☐ Hillsides | ☐ Streams |

List any special studies that have been completed: Geotechnical Engineering Report

Project Description:

The proposal is to redevelop the existing Wesley Homes Senior Living Campus located on the south side of South 216th Street in Des Moines. The project will be constructed in phases to build a total of 363 units of senior housing in a combination of cottages, brownstone apartments, independent living apartments and memory care and care center units along with site grading, landscaping, water and sanitary sewer extensions, storm water facilities, franchise utility improvements, internal access roadways and off-site roadway improvements.

PRIMARY PROJECT CONTACT

Name: Dan Balmelli/Barghausen Engineers

Mailing Address: 18215-72nd Avenue South

City, State, Zip: Kent, WA 98032

Phone Number: (425) 251-6222

Email: dbalmelli@barghausen.com

Relationship to Property: Civil Engineer

PROPERTY OWNER APPLICANT

☐ Same as applicant

Name: Kevin Anderson/Wesley Homes

Mailing Address: 815 South 216th Street

City, State, Zip: Des Moines, WA 98198

Phone Number: (206) 870-1100

Email: kanderson@wesleyhomes.org

MASTER PLAN = TYPE IV
LAND USE ACTION

TYPE OF REVIEW(S)

Check all review types that apply. Fees are based on the current Development Services Fee Schedule.

Planning and Land Use Services

- | | | |
|---|--|---|
| ☐ Conditional Use Permit | ☐ Variance | <u>Zoning Code Deviations</u> |
| ☐ Comprehensive Plan Amendment | ☐ Zone Reclassification | ☐ Administrative |
| ☐ Design Review | ☐ Unclassified Use Permit | ☐ Hearing Examiner |
| ☐ Code Interpretation | ☐ Domestic Animal Review | |
| ☐ Legal Lot of Record Research | ☐ Appeal | |

Subdivision and Land Alteration Services

Lot Line Adjustments

- ☐ Lot Consolidations
- ☐ Encroachment Resolution/Minor
- ☐ Reorientations

Subdivisions

- ☐ Preliminary
- ☐ Final

Short Subdivisions

- ☐ Preliminary
- ☐ Final

Modified Short Subdivisions

- ☐ Preliminary
- ☐ Final

- ☐ Land Clearing, Grading or Filling

- ☐ Minor Deviations

Planned Unit Developments (PUD)

- ☐ Preliminary
- ☐ Final

Modified Subdivisions

- ☐ Preliminary
- ☐ Final

Binding Site Plans

- ☐ Preliminary
- ☐ Final

Master Plan Review

- ☐ Projects less than 5 acres
- ☒ Projects greater than 5 acres

Environmental Services

Shorelines

- ☐ Shoreline Exemption
- ☐ Shoreline Substantial Development Permit
- ☐ Shoreline Conditional Use Permit
- ☐ Shoreline Variance

State Environmental Policy Act (SEPA)

- ☐ Minor Activities
- ☐ Single-Family Residential Development
- ☒ Other

Critical Areas Review

- ☐ Minor Activities
- ☐ Single-Family Residential Development
- ☐ Other
- ☐ Tree and Vegetation Removal/Pruning

STATEMENT OF OWNERSHIP AND HOLD HARMLESS AGREEMENT

Statement of Ownership:

The undersigned property owner(s), under penalty of perjury, each state that they are all the legal owners of the property described herein and authorize individuals or entities identified herein as applicants to file this application allowing for said property's development.

Authority to Enter Property:

The undersigned property owner(s) do hereby authorize employees of the City of Des Moines to enter onto property described in this application to examine and inspect as necessary to process this development application.

Hold Harmless Agreement:

The undersigned, certifies under penalty of perjury, the truth and/or accuracy of all statements, designs, plans and/or specifications submitted with said application and hereby agrees to defend, pay and save harmless the City of Des Moines, its officers, employees, and agents from any and all claims, including costs, expenses and attorney's fees incurred in investigation and defense of said claims whether real or imaginary which may be hereafter made by any person including the undersigned, his successors, assigns, employees and agents, and arising out of reliance by the City of Des Moines, its officers, employees and agents upon any maps, designs, drawings, plans or specifications, or any factual statements, including the reasonable inferences to be drawn therefrom contained in said application or submitted along with said application.

Holly Isaman
Signature

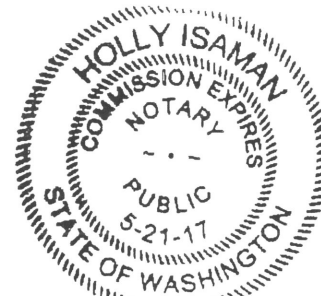
HOLLY ISAMAN
Name

Kevin Arden Anderson
Signature

KEVIN ARDEN ANDERSON
Name

STATE OF WASHINGTON)

County of King)



I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this 15 day of June 2015, Kevin Anderson personally appeared before me, to me known as the individual(s) empowered to execute the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Holly Isaman

NOTARY PUBLIC in and for the State of Washington, residing at King County.
My Commission expires: 5-21-2017

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WESLEY HOMES
DES MOINES CAMPUS
MASTER PLANSEPA/ MASTER PLAN
SUBMITTAL
July 17, 2015
Amendment

REVISIONS

CONTENTS
PHASE PLANS
*EXISTING
*PHASE 1A

PARKING:
135 SURFACE PARKING SPACES
41 COVERED PARKING SPACES

SITE AREA: 19.19 ACRES

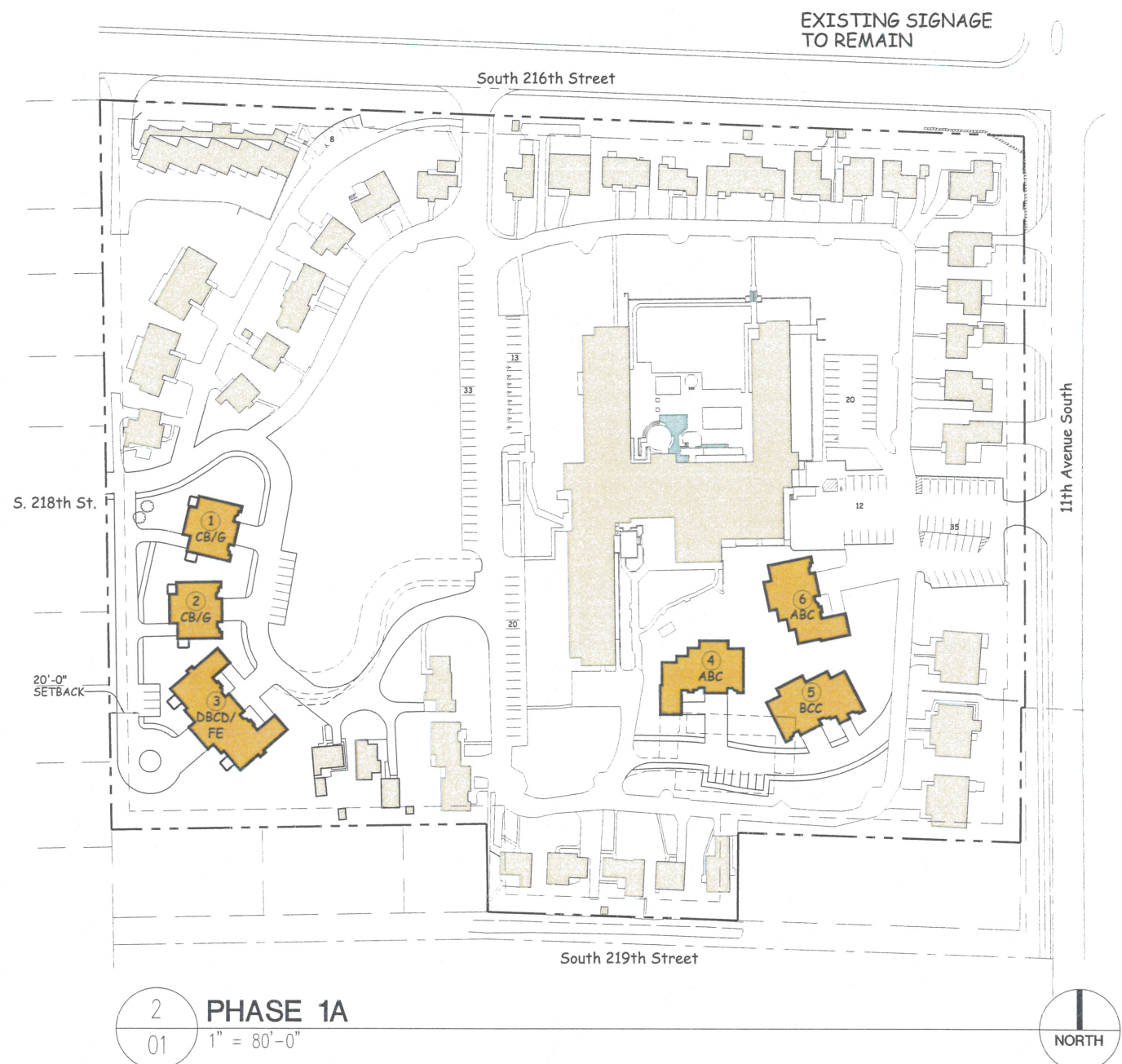
ZONING: I-C ZONE

MAX. BUILDING HEIGHT
FOR 10 ACRE+ SITES:
85' (MEASURED FROM AVG. GRADE)

SETBACKS:
BUILDINGS 35' HIGH OR LESS: 20' ALL SIDES
BUILDINGS 35'+ HIGH: 20' SETBACK
FOR FIRST 35' + 1' FOR EVERY 2' OF
BUILDING HEIGHT ABOVE 35'

IMPERVIOUS: 75' MAX

EXISTING



+6 COTTAGES
(21 UNITS)

PARKING:
155 SURFACE PARKING SPACES
COTTAGES: 2:1 (SINGLE STALL
GARAGE + DRIVEWAY)

SETBACKS:
LESS THAN 35' AVG. GRADE TO
ROOF RIDGE - SETBACKS = 20', TYP.

EXISTING
CURRENT PHASE

MAX SQ FT (ALL FLOORS):
COTTAGES 1 & 2: 5,127± SF
COTTAGE 3: 10,654± SF
COTTAGES 4 & 6: 4,952± SF
COTTAGE 5: 4,973± SF

MAX BUILDING HEIGHT
(AVG GRADE TO RIDGE):
COTTAGES 1 & 2: 29'-6"
COTTAGE 3: 27'-6"
COTTAGES 4, 5, & 6: 18'-6"

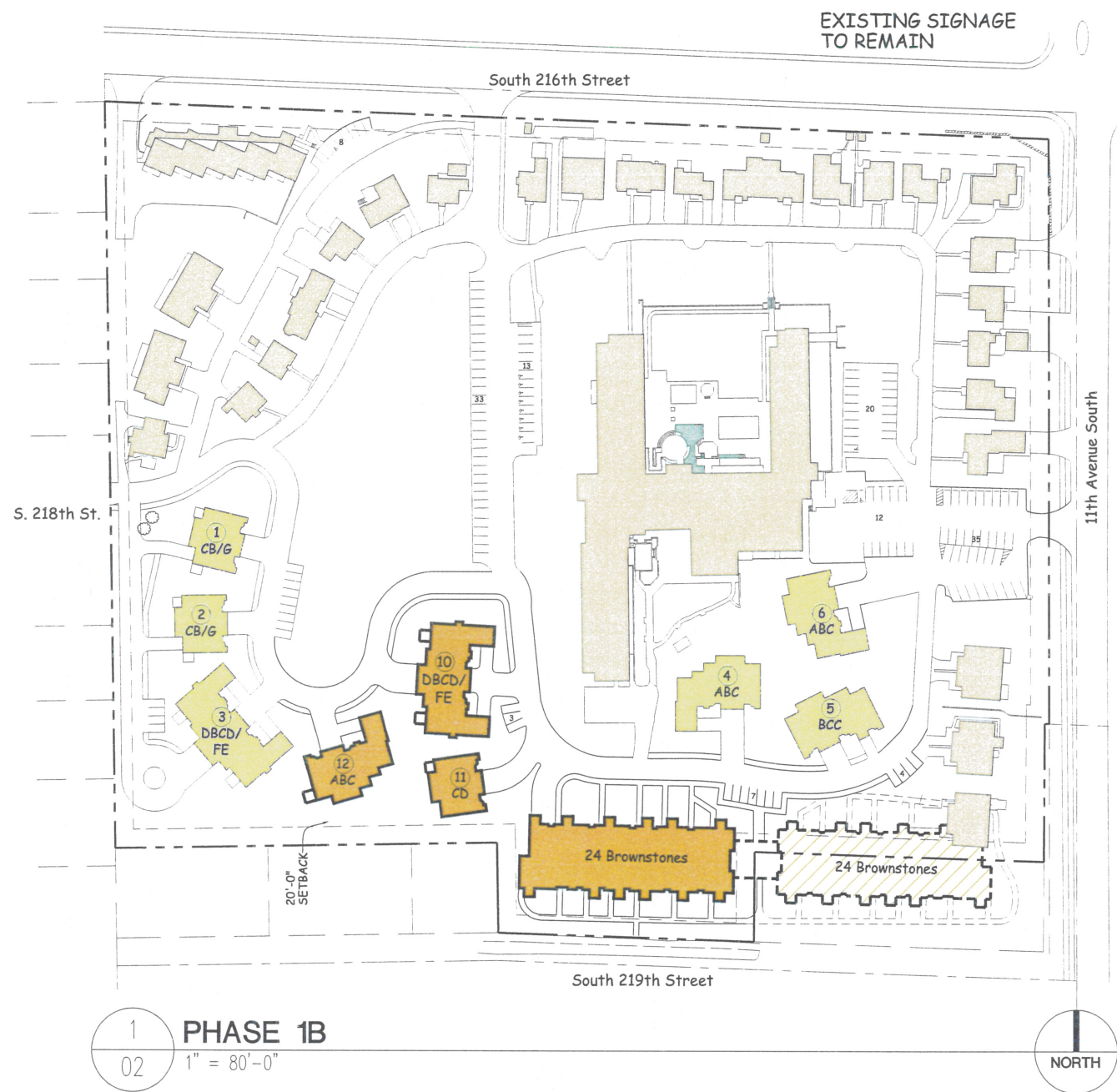
BUILDING FOOTPRINT:
COTTAGES 1 & 2: 3,304± SF
COTTAGE 3: 6,905± SF
COTTAGES 4 & 6: 4,952± SF
COTTAGE 5: 4,973± SF

WESLEY HOMES
DES MOINES CAMPUS
MASTER PLAN

SEPA / MASTER PLAN
SUBMITTAL
July 17, 2015
Amendment

REVISIONS

CONTENTS
PHASE PLANS
*PHASE 1B
*PHASE 2



+3 COTTAGES
(11 UNITS)
+1 BROWNSTONE
(24 UNITS)
+1 OPTIONAL BROWNSTONE
(24 UNITS)

PARKING:
142 SURFACE PARKING SPACES
COTTAGES: 2:1 (SINGLE STALL
GARAGE + DRIVEWAY)
BROWNSTONES: 1:1 UNDERGROUND
GARAGE

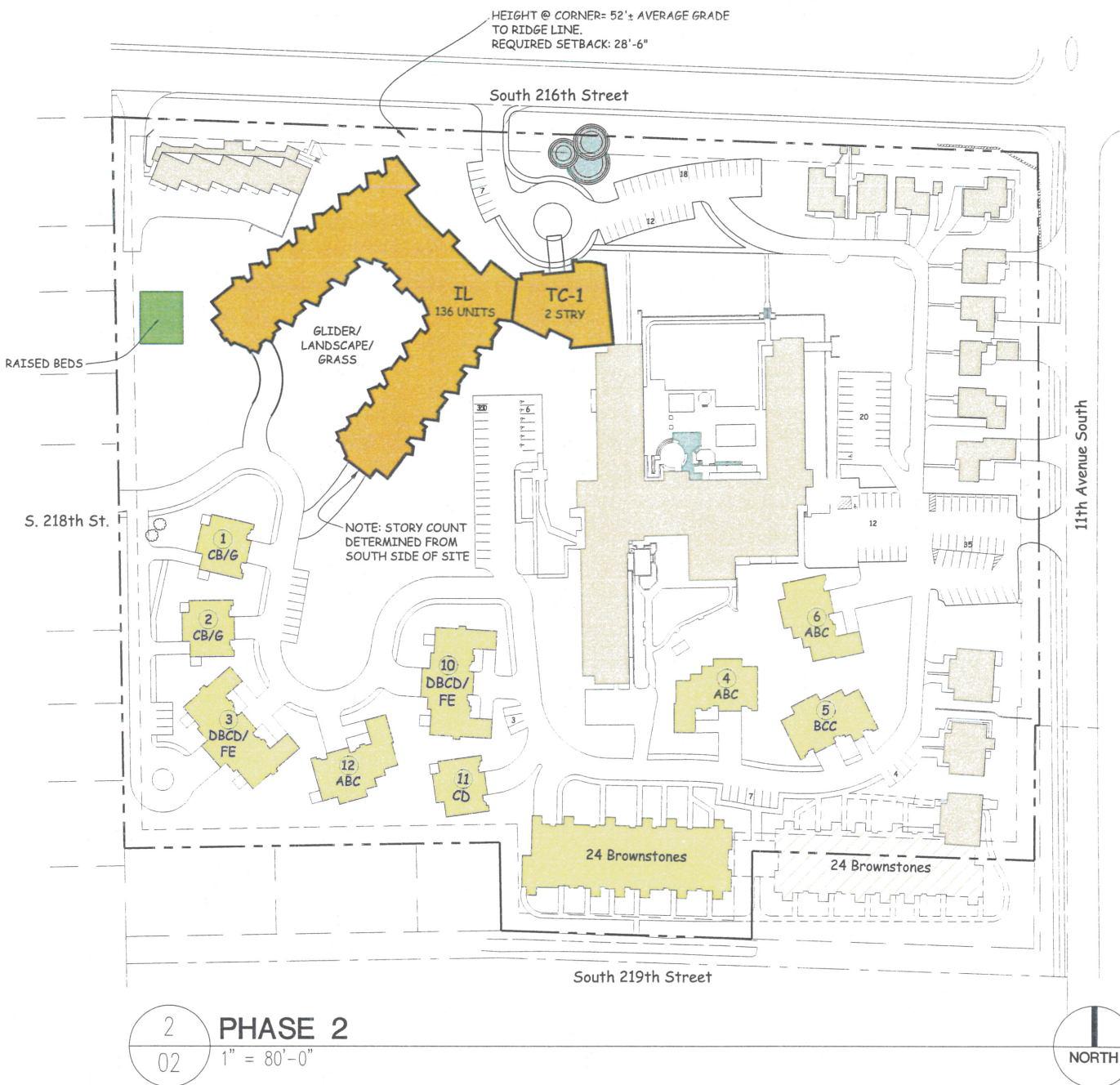
SETBACKS:
LESS THAN 35' AVG. GRADE TO
ROOF RIDGE - SETBACKS ARE 20', TYP.

EXISTING
PREVIOUS PHASE
CURRENT PHASE

MAX SQ FT (ALL FLOORS):
COTTAGE 10: 10,654± SF
COTTAGE 11: 3,466± SF
COTTAGES 8 & 12: 4,952± SF
BROWNSTONES: 72,020± SF

MAX BUILDING HEIGHT
(AVG GRADE TO RIDGE):
COTTAGE 10: 29'-6"
COTTAGES 8 & 11: 18'-6"
COTTAGES 12: 21'-6"
BROWNSTONES: 34'-0"

BUILDING FOOTPRINT:
COTTAGE 10: 6,905± SF
COTTAGE 11: 3,466± SF
COTTAGES 8 & 12: 4,952± SF
BROWNSTONES: 36,010± SF



+IL / TC-1
(136 UNITS)

PARKING:
159 SURFACE PARKING SPACES
IL: 1:1 UNDERGROUND GARAGE

SETBACKS:
GREATER THAN 35' BUILDING HEIGHT:
SETBACK = 20' FOR FIRST 35' OF
BUILDING HEIGHT + 1' FOR EVERY 2'
ABOVE 35'
LESS THAN 35' BUILDING HEIGHT:
SETBACK = 20' ALL SIDES

TRASH AREAS FOR IL IN
UNDERGROUND GARAGE

EXISTING
PREVIOUS PHASE
CURRENT PHASE
GARDENS

MAX SQ FT (ALL FLOORS):
306,300± SF

BUILDING FOOTPRINT:
51,318± SF

MAX BUILDING HEIGHT
(AVG GRADE TO RIDGE):
52'±



1
03

PHASE 3

1" = 80'-0"

+AL / MC / TC-2
(103 UNITS)
+3 COTTAGES
(11 UNITS)

PARKING:
218 SURFACE PARKING SPACES
COTTAGES: 2:1 (SINGLE GARAGE +
DRIVEWAY)
AL/MC: 1:4 UNITS = 26 STALLS
+1:2 EMPLOYEES

SETBACKS:
LESS THAN 35' AVG. GRADE TO ROOF
RIDGE- SETBACKS = 20', TYP.

TRASH AREAS FOR AL/ MC IN
UNDERGROUND GARAGE

EXISTING
PREVIOUS PHASE
CURRENT PHASE
GARDENS

TOTAL BUILDING AREA:
AL/MC: 140,000± SF
COTTAGE 7: 6,905± SF
COTTAGE 8: 4,952± SF
COTTAGE 9: 6,608± SF

BUILDING FOOTPRINT:
AL/MC: 29,900± SF
COTTAGE 7: 6,905± SF
COTTAGE 8: 4,952± SF
COTTAGE 9: 6,608± SF

MAX BUILDING HEIGHT
(AVG GRADE TO RIDGE):
AL/ MC/ TC-2:
COTTAGES 7, 8, & 9: 18'-6"



2
03

PHASE 4

1" = 80'-0"

COMPLETE BUILD OUT

+CC / TC-3
+SKYWAY CONNECTION TO
TERRACE BUILDING TBD

PARKING:
222 SURFACE PARKING SPACES
CC: 1:4 BEDS = 14
+ 1:2 EMPLOYEES

SETBACKS:
LESS THAN 35' AVG. GRADE TO ROOF
RIDGE - SETBACKS = 20', TYP.

MAX BUILDING HEIGHT
(AVG GRADE TO RIDGE):
32'-0"

EXISTING
PREVIOUS PHASE
CURRENT PHASE
GARDENS

MAX SQ FT (ALL FLOORS):
57,354 SF

BUILDING FOOTPRINT:
28,677 SF

IL - 136 UNITS
AL - 75 UNITS
MC - 28 UNITS
CC - 56 UNITS
BROWNSTONE - 24 UNITS
OPT. BROWNSTONE - 24 UNITS
COTTAGES - 43 UNITS
(12 STRUCTURES)

362 TOTAL
(386 W/ OPT BROWNSTONE)

SEPA/ MASTER PLAN
SUBMITTAL
July 17, 2015
Amendment

REVISIONS

CONTENTS
PHASE PLANS
*PHASE 3
*PHASE 4

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**WESLEY HOMES****RETIREMENT COMMUNITIES & HEALTH SERVICES**

June 8, 2015

To: Nikole Coleman-Porter
City of Des Moines, Washington

From: Kevin Anderson
Wesley Homes
815 S 216th Street
Des Moines, WA 98198

Re: **Phased Master Plan for Existing Wesley Homes Senior Housing Community**
SEPA and Master Development Application – Project Narrative

This letter is to outline the work being proposed for the Wesley Homes senior housing community south of S 216th Street and west of 11th Avenue S. The master plan is to completely redevelop this area into new, state of the art, senior housing through phased development of the site.

The new south campus when completely rebuilt will have 363 units of senior housing in cottages, brownstones, independent living apartments (IL), assisted living and memory care apartments (AL/MC), and care center units (CC) (breakdown by type is on attached drawings). The new construction will replace existing buildings that, while serving residents well, is over 50 years old and unable to be renovated to meet the most current design features residents are looking for. The total campus, including The Terrace and Wesley Homes Health Center (north side of S. 216th Street) will have approximately 498 units.

The site plan design was created to take maximum advantage of views toward the sound, work with the natural grades of the site, and step the density and heights from the lowest, near residential housing along the south, to the highest, along the north side where more multi-family housing is located. Another major criteria for development is to displace as few residents as possible during construction. Therefore the site is designed so that the new IL apartments can be constructed before taking down the existing 'Gardens' residential building so residents only move once.

The site will have new private interior roads that are more accessible for residents (5% grades) and entry points to the campus that are very near to the existing entries from surrounding streets. While the new plan adds to the total number of units to the site the amount of impervious surface is increased by less than 2% of the site area, and

815 South 216th Street
Des Moines, WA 98198

Phone 206.824.5000
Fax 206.870.1209
www.wesleyhomes.org

site features will be created to meet new storm water requirements. Landscaping and gardens will be reestablished to meet the current extensive planting areas.

The buildings will vary in height. Cottages will be predominantly one story with some two story walk-outs (Cottages 1, 2, 3, and 12) in the SW corner where natural grades allow. The IL building is the tallest and is planned to have up to 5 stories of housing over a garage, with the garage being partially exposed on the west side due to grades. The AL/MC building is 4 stories plus the lower level west side fitness center will be exposed to the courtyard for natural light. The CC wing will be 2 stories in height. Service to the campus will be on the east side and will be located in the AL/MC lower level with the drive and dock below surrounding grade. The Brownstone building will be 24 units in 2 stories. The first level will have exterior entrances in addition to central interior corridor. A lower level garage will provide parking for all the units.

In the future it would be hoped to connect the North and South communities via skyway across S 216th Street.

We understand the current zoning of the property is I-C Institutional Campus and our concept plan has been prepared for requirements under that zoning. With the major requirement standards for multi-unit buildings being a height of 85', setbacks of 20'+1' for every 2' over 35' height, and no more than 75% of impervious area we feel all of the development standards are, or in case of landscaping will be, met.

Please feel free to contact me, or Jill Krance with Insite Architects, if you have any questions during your review.

File No. LUA2015-0035

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Master Plan review for the Wesley Homes Retirement Community, Des Moines Campus. The proposed project includes a phased redevelopment of the campus to include construction of 363 units of senior housing in a combination of cottages, brownstones, independent living apartments and memory care and care center units with grading activities, landscaping, water and sanitary sewer extension, stormwater facility, interior access roadways, franchise utility improvements and off-site roadway improvements.

Proponent: Wesley Homes Retirement Communities & Health Services

Location of proposal, including street address, if any: 815 South 216th Street, Des Moines, WA 98198; King County Parcel # 0822049014

Project File No: LUA2015-0035

Lead Agency: City of Des Moines

The City of Des Moines 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). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The terms of the mitigation are established in Exhibit 1 attached to this decision.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 25 days from the date below*. Written comments concerning the MDNS may be submitted to the Des Moines Planning, Building, and Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., 9/11/15. Comments should discuss specific environmental issues associated with this proposal and identify how the MDNS does or does not address those issues.

Responsible Official:

Daniel J. Brewer, P.E.

Position/Title:

Planning, Building, and Public Works Director
21650 11th Avenue South, Suite D
Des Moines, WA 98198

August 28, 2015*
(Date)


(Signature)

Project Lead Contact: Laura Techico, AICP; Senior Planner; Phone 206-870-6595
Email Address: ltechico@desmoineswa.gov

AGENCY APPEAL

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal with the Des Moines City Clerk. Such appeal must be filed within ten (10) days of the date this Determination of Nonsignificance (DNS) is final and shall be consistent with all provisions of sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. The last date for filing such an appeal as to this proposal will be 4:30 p.m. on 9/21/15. Procedural determinations include the adequacy of the DNS, whether proper notice has been given, and whether the commenting period has been observed. The pendency of a procedural appeal shall stay any action on a permit/approval until a final determination on the appeal is issued by the Hearing Examiner; except if the City Council is required to issue the determination of the underlying permit/approval. In such cases, the City Council will issue the final determination of the appeal concurrently with its determination on the underlying permit/approval.

**EXHIBIT 1****LUA2015-0035 Mitigation Requirements**

1. Should a net increase in demand for public services be created by the project, Wesley Homes shall enter into a separate agreement with the City of Des Moines to mitigate the impacts on public services. This agreement shall be approved by Wesley Homes and the City a minimum of 5 months prior to the City issuance of the Certificate of Occupancy.
2. A Traffic Impact Memo shall be prepared for each phase acknowledging the net traffic trip changes and traffic distribution patterns per phase in case the overall project stalls short of completing the entire Master Plan.
3. The Master Plan Technical Information Report (TIR) shall be amended for each phase of the development to assure that each phase complies with the drainage conditions/requirements. The conditions/requirements for this project are vested for phases constructed prior to January 1, 2022.



ENVIRONMENTAL CHECKLIST

Fee: _____

File No. LUA 2015-0035

Receipt #: _____

Date Received: 6/19/15

A. BACKGROUND

1. Name of proposed project, if applicable:

Wesley Homes Retirement Community Des Moines Campus

MASTER PLAN

2. Name of applicant:

Wesley Homes

3. Address and phone number of applicant and contact person:

Applicant: Kevin Anderson
Wesley Homes
816 South 216th Street
Des Moines, WA 98198
(206) 870-1100

Contact: Dan Balmelli
Barghausen Consulting Engineers
18215-72nd Avenue South
Kent, WA 98032
(425) 251-6222

4. Date checklist prepared:

June 18, 2015

5. Agency requesting checklist:

City of Des Moines

6. Proposed timing or schedule (including phasing, if applicable):

Construction of Phase 1A would be anticipated to start in the fall of 2016 or as soon as applicable permits are issued with full build-out to be completed over 4 to 5 years.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, full build-out will be completed in approximately 5 phases. Please see the detailed site plans for phasing information.

ENVIRONMENTAL CHECKLIST
TO BE COMPLETED BY APPLICANT

PREPARED FOR
APPLICANT AND DATE

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Environmental Checklist
Geotechnical Engineering Report
Traffic Impact Analysis
Technical Information Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None are known to be pending to our knowledge.

10. List any government approvals or permits that will be needed for your proposal, if known.

Environmental Determination by City of Des Moines
Master Plan Approval by City of Des Moines
Design Review Approval for each phase by City of Des Moines
Building Permits by City of Des Moines
Plumbing/Electrical/Mechanical Permits by City of Des Moines
Grading Permit by City of Des Moines
Site Work Construction Permit by City of Des Moines
Right-of-Way Use Permit by City of Des Moines
Developer Extension and/or Side Sewer Permits by Midway Sewer District
Water Main Extension and /or meter permits by King County Water District #54
NPDES Permit by Department of Ecology

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The proposed project is to redevelop the existing approximate 19-acre Wesley Homes Retirement Community - Des Moines Campus to create new, state of the art senior housing that will incorporate current design features to serve the senior community in the area. The project will be developed in five phases over a period of several years with the phasing to take place in such a manner as to cause the least amount of disturbance to the existing senior community that now resides at the Des Moines Campus. The new south campus when completely re-built will consist of approximately 363 units of senior housing in a combination of cottages and brownstones, independent living apartments and assisted living and memory care apartments. Each phase will include construction of buildings and/or cottages along with the utilities, stormwater facilities, roadway access and adequate parking for each phase. The overall access to the site is from South 216th Street, 11th Avenue South and South 218th Street (to Marine View Drive) and access for the new proposal will remain close to existing conditions. The buildings will vary in height from the predominantly one-story cottages to the tallest independent living building which is designed as a 5-story building over a garage. A future connection to the Wesley Homes Senior facilities located on the north side of South 216th Street will be proposed via a sky bridge to link the two campuses. The current zoning at the site is I-C Institutional Campus and the conceptual site plan is designed to conform to the requirement of this zone.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Wesley Homes Des Moines Campus is located on the southwest corner of South 216th Street and 11th Avenue South at 816 South 216th Street in Des Moines, Washington. The site is in a portion of the NW 1/4 of the SE 1/4 of Section 8, Township 22 North, Range 4 East, W.M.

Tax Parcel No.: 082204-9014

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

Grades descend from east to west across the site with slopes ranging from 5 to 15%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils found on the site generally consist of one to nine feet of fill material overlying native soils composed predominantly of medium dense to very dense silty sand with gravel. Please refer to the Geotechnical Engineering Report prepared by Terra Associates for more information.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There is no history of unstable soils to our knowledge.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 28,000 cubic yards of cut and 20,000 cubic yards of fill will be used to grade the site. Approximately 30,000 cubic yards of stripping material will be exported from the site. The source of fill material is unknown at this time but will be from an approved source.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, depending on weather conditions at time of construction, erosion could occur as a result of construction activities.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 42% of the site will be impervious surface upon completion of the campus redevelopment. The site is currently developed and there will be a light decrease of 1 to 2% in the amount of impervious surface created by the new proposal.

SITE WORK TO
COMPLY WITH KING
COUNTY STORMWATER
POLLUTION PREVENTION
MANUAL AS
ADOPTED BY
DNMC 11.08.06C

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary erosion and sedimentation control plan will be designed according to City of Des Moines standards and implemented during the construction phase of the project to reduce erosion impacts.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During the construction phase of the project, emissions and dust created by construction activity and equipment would be present at the site. Upon project completion, emissions from vehicular traffic to and from the site would be present; however the increase over existing conditions should be minimal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Emissions from vehicular traffic on adjacent roadways are present but would not be anticipated to affect the project.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Construction equipment will be maintained to meet state and local emission standards and watering to control dust will be used if needed.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no water bodies on or in the immediate vicinity of the site. Des Moines Creek is located approximately 700- feet to the west of the site within the Des Moines Creek Beach Park area.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No waters are within 200 feet of the site.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

WATER QUALITY ASSESSMENT
TO BE COMPLETED BY APPLICANT

3. ADDITIONAL INFO
FOR THE REVIEW BOARD

No fill or dredge material will be placed in or removed from any surface waters or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversion are anticipated.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is not located in a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste material will be discharged to surface waters under this proposal.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Some de-watering may be necessary depending on depth of excavation and the time of year of construction activities.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals... ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged to groundwater. All sanitary sewer effluent will be collected on-site and routed into the existing sanitary sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Source of runoff will be stormwater from building rooftops and pavement area. Stormwater will be collected and conveyed via pipe and catch basins into modular wetland structures for water quality treatment prior to discharge into the existing storm drainage system. The stormwater flows into Des Moines Creek to the west of the site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials will not enter ground or surface waters under this proposal.

3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The redevelopment of the existing campus is not anticipated to create any new impacts from stormwater runoff, however, a storm drainage plan will be designed according to current City of Des Moines standards and constructed to collect and route stormwater generated from the site.

4. Plants

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The current vegetation on the site consists of the landscaping constructed as part of the existing senior housing campus. The majority of the landscaping will be removed and replaced with new landscaping over the course of the full build-out of the project and will meet all current landscape requirements of the City of Des Moines.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site to our knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

New landscaping will be designed and implemented to meet City of Des Moines standards.

CHAPTER
18.195 DMHC

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered animal species are known to be on or near the site.

- c. Is the site part of a migration route? If so, explain.

Yes, the site is part of the Pacific Flyway for Migratory Birds.

- d. Proposed measures to preserve or enhance wildlife, if any:

The incorporation of new landscaping to the site will help to preserve wildlife in the area.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for lighting and overall energy needs of the development. Natural gas will be used for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It is not anticipated that the project would affect an adjacent property's use of solar energy.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The buildings will be designed to comply with current energy code requirements. Where possible, energy efficient equipment, water conserving fixtures, as well as sustainable materials and building practices will be used to meet and/or exceed the energy code requirements.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

No.

THIS REPORT OR LOGS
TO BE COMPLETED BY APPLICANT

2. Environmental Impact
Statement
Appendix 1
Appendix 2
Appendix 3
Appendix 4
Appendix 5
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Appendix 100

1) Describe special emergency services that might be required.

Other than fire, police and medical services already available in the area, no other special emergency services are anticipated.

2) Proposed measures to reduce or control environmental health hazards, if any:

No specific measures are proposed.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from vehicular traffic along adjacent roadways could be present in the area but would not be anticipated to affect the proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short-term basis, noise from construction traffic could be present Monday - Friday from approximately 6 am to 6 pm. On a long-term basis the project is not anticipated to generate any new noise levels.

ACTIVITIES TO
COMPLY WITH HOUR
OF CONSTRUCTION
IN DMM &
14.01.100

3) Proposed measures to reduce or control noise impacts, if any:

Construction equipment will be maintained and construction activities will comply with local noise ordinances. No other specific measures are proposed.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

The site is currently developed as a multi-building senior housing campus. Properties to the east are commercial/public facility uses and to the west are commercial/retail uses. Properties to the south are multi-family apartment buildings and office building for public utilities and to the north are additional Wesley Homes senior housing apartments and care center units.

b. Has the site been used for agriculture? If so, describe.

Small garden plots have occupied and will occupy upon completion of the project a small area of the site, however, it is not expected that the site was used for any major agricultural activities in the past.

c. Describe any structures on the site.

The site currently contains two buildings consisting of senior housing apartments and approximately 47 smaller single family and duplex cottages which also provide senior housing.

d. Will any structures be demolished? If so, what?

All of the structures will be removed throughout the course of the redevelopment and will be removed in phases as replacement buildings are constructed.

e. What is the current zoning classification of the site?

The current zoning of the site is I-C Institutional Campus.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is I-C Institutional Campus.

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Referencing City of Des Moines sensitive area maps, the site is located in an aquifer recharge area and a seismic hazard area. There are also areas on the west portion of the site that are mapped by the City as containing areas of 15% to 25% slopes.

i. Approximately how many people would reside or work in the completed project?

Upon complete build out of the project, it is anticipated that approximately 363 to 544 persons will reside at the completed project. Approximately 121 full time employees will work at the site.

j. Approximately how many people would the completed project displace?

No persons will be displaced. The project is design to provide new housing to current residents before the existing structures are removed in order to displace as few residents as possible during construction.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The phasing of the project construction will be implemented throughout the development to provide new housing before removing existing structures to displace as few residents as possible.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is an allowable use within the I-C zone and the development is designed to meet all City of Des Moines design and construction standards.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Approximately 363 middle income housing units spanning a range of independent living, assisted living, memory care and care center living will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Approximately 16 middle-income units are eliminated when the project is complete.

c. Proposed measures to reduce or control housing impacts, if any:

The development is designed in phases with the goal to create as little impact as possible to the current residences of the existing senior housing facility.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The buildings vary in height from cottages that will be mostly one-story structures to the independent living apartment building which is 5-stories with no structure to be over 85-foot in height as allowed by zoning. The principal exterior building materials are stone and various forms of fiber-cement siding i.e. lap siding, shakes, smooth panel, etc.

b. What views in the immediate vicinity would be altered or obstructed?

Views in the immediate area will change due to redevelopment on the site but it is not anticipated that any views will be significantly altered or obstructed from current conditions.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The building facades are articulated with a variety of forms emphasizing vertical and horizontal elements. Decks and sunrooms are used to create a distinctive pattern as well as to modulate the façade. Changes in roofline both add interest as well as reduce height.

REVIEW FOR
COMPLIANCE WITH
DMMC 18.235 -
DESIGN REVIEW -
AND 18.95 -
I-C ZONE

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The main source of light produced will be from vehicular traffic and building and interior street lighting during evening and early morning hours. Glare may be created during daylight hours from building window glass, etc.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Light or glare produced by the finished redevelopment project will closely resemble existing conditions and would not be anticipated to create a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?**

Light from vehicular traffic on adjacent roadways would be present but would not be anticipated to affect the project.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

Window glass will be non-glare and lot lighting will be shielded. Also, the use of interior and perimeter landscaping will shield light and glare that may be produced by the project.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

No recreational opportunities are in the immediate vicinity, however, the Des Moines Creek Park, Des Moines Creek Trail and the Des Moines Marina are all within approximately 1/2-mile of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

No recreational uses will be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

No specific measures are proposed.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

None are known to exist to our knowledge.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None are known to exist to our knowledge.

- c. Proposed measures to reduce or control impacts, if any:

No specific measures are proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site currently has access onto South 216th Street, 11th Avenue South and South 218th Street (to Marine View Drive). The proposed redevelopment will keep access as close as possible to existing conditions.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

(Betsy will complete.)

KING CO. METRO ROUTE 121, 122, 154 + 161 SERVES DES MOINES. METRO'S RAPID RIDE LINE PROVIDES HIGH FREQ. SERVICE ALONG SR-99 WITH CONNECTIONS TO TUKWILA LIGHT RAIL. TRANSIT BUS STOPS ARE LOCATED ON S. 216TH ADJACENT TO THE PROJECT SITE.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will provide 222 surface parking spaces as well as underground parking for the apartment buildings and parking associated with the cottage and duplex units. Parking will be reconfigured with the new proposal and no parking will be eliminated.

REVIEW FOR COMPLIANCE WITH DMUC. 18.210-LOADING AREAS. OFF-STREET PARKING.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Roadway improvements along South 216th Street and 11th Avenue South may be required.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

It is not anticipated that the redevelopment project will add any significant new trips per day under the proposal. A Traffic Impact Analysis will be prepared for the project.

g. Proposed measures to reduce or control transportation impacts, if any:

It is not anticipated that the redevelopment of the site will generate any substantial impacts to transportation in the area, however, off-site roadway improvements and payment of traffic impact fees, if required would reduce any impacts that may occur.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

With the exception of during the construction phase of the project, it is not anticipated that the proposal will result in an increased need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Roadway improvements and possible payment of city impacts fees would control any minor impacts that could be created to public services.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity:	Puget Sound Energy
Natural Gas:	Puget Sound Energy
Water:	King County Water District No. 54
Sanitary Sewer:	Midway Sewer District
Phone:	CenturyLink
Cable:	Comcast
Refuse Service:	Recology

THIS PERSONAL HISTORY
IS TO BE COMPLETED BY APPLICANT

EXAMINING AGENCY USE ONLY

C SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Daniel K. Balmelli

Date Submitted: June 19, 2015

ADMINISTRATION ONLY:

Administrative review by: Laura Techico

Title: SENIOR PLANNER

Date: 7/22/15

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Laura Techico

From: Kriedt, Gary [Gary.Kriedt@kingcounty.gov]
Sent: Monday, September 14, 2015 11:01 AM
To: Laura Techico; Dan Balmelli
Cc: Korthals, David; Johnson, Doug; Denise Lathrop
Subject: RE: Notice of SEPA MDNS - LUA2015-0035, Wesley Homes Master Plan, 815 South 216th Street, Des Moines, WA

Excellent, thank you Laura. We look forward to working with Dan on this.

Thanks,

Gary Kriedt, *Senior Environmental Planner*
 Metro Transit
 201 South Jackson St., MS KSC-TR-0431
 Seattle, WA 98104-3858
 206.477.5950 or 206.818.8647 (cell)
gary.kriedt@kingcounty.gov

From: Laura Techico [<mailto:LTechico@desmoineswa.gov>]
Sent: Monday, September 14, 2015 10:59 AM
To: Kriedt, Gary; Dan Balmelli
Cc: Korthals, David; Johnson, Doug; Denise Lathrop
Subject: RE: Notice of SEPA MDNS - LUA2015-0035, Wesley Homes Master Plan, 815 South 216th Street, Des Moines, WA

Thank you for your input. I have included Dan Balmelli with Barghausen Engineering, the project contact, on this email.

Laura Techico, AICP
Senior Planner
Recycling & Solid Waste Coordinator
 City of Des Moines, Development Services Division
 21630 11th Avenue South, Suite D
 Des Moines, WA 98198-6398
Email: ltechico@desmoineswa.gov
Phone: 206-870-6595 FAX 206-870-6544
 City Website: www.desmoineswa.gov

From: Kriedt, Gary [<mailto:Gary.Kriedt@kingcounty.gov>]
Sent: Monday, September 14, 2015 10:57 AM
To: Laura Techico
Cc: Korthals, David; Johnson, Doug
Subject: RE: Notice of SEPA MDNS - LUA2015-0035, Wesley Homes Master Plan, 815 South 216th Street, Des Moines, WA

Hi Laura – King County Metro Transit staff reviewed the Wesley Homes project and we have the following comments.

Metro currently has five bus trips, Route 166, that operate directly through the Wesley Homes facility. With the new main building orientation closer to S 216th St. and the changes in roadway design, the site will be better served by bus

service on S 216th with no routing through the site. Removing buses from the interior of the site will reduce roadway deterioration, and the bus stops on S 216th St. (180' to 200' from the new main building entrance) are likely be more convenient. We expect the Wesley development will result in an increase in ridership and we request shelter foundations/footings be installed by the developer at the stops on S 216th St. Please have the developer contact David Korthals, Transit Planner, at 206-477-5776, david.korthals@kingcounty.gov for details.

Thanks,

Gary Kriedt, *Senior Environmental Planner*

Metro Transit

201 South Jackson St., MS KSC-TR-0431

Seattle, WA 98104-3856

206.477.5950 or 206.813.8647 (cell)

gary.kriedt@kingcounty.gov

From: Laura Techico [<mailto:LTechico@desmoineswa.gov>]

Sent: Thursday, August 27, 2015 3:30 PM

To: Sundberg, Charlie; Kriedt, Gary; Kaetzel, Rhonda; 'kcwd-54@hotmail.com'; Gordon Goodsell; Marc Montieth; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'Gretchen.Kaehler@dahp.wa.gov'; 'Janet_Turpen@cable.comcast.com'; 'douglas.corbin@pse.com'; 'steve.davis@centurylink.com'; 'Esmeral, Ivan'

Subject: Notice of SEPA MDNS - LUA2015-0035, Wesley Homes Master Plan, 815 South 216th Street, Des Moines, WA

Attached are the notice, MDNS, and Environmental Checklist for the subject project.

Type of SEPA document: MDNS

Description of Proposal: Master Plan review for the Wesley Homes Retirement Community, Des Moines Campus. The proposed project includes a phased redevelopment of the campus to include construction of 363 units of senior housing in a combination of cottages, brownstones, independent living apartments and memory care and care center units with grading activities, landscaping, water and sanitary sewer extension, stormwater facility, interior access roadways, franchise utility improvements and off-site roadway improvements.

Date of issuance: August 28, 2015

Lead Agency Contact: Signature block below

Web page link: Project documents submitted to the City for review of this application and the current status of the application are available at the following website: www.desmoineswa.gov/mypermits. Once on the website, please click on [Click to Search](#) under the Permit Search Section and then enter file number LUA2015-0035 in the [Search by ID Number](#) box and then click [Search](#) to access the information.

Laura Techico, AICP

Senior Planner

Recycling & Solid Waste Coordinator

City of Des Moines, Development Services Division

21630 11th Avenue South, Suite D

Des Moines, WA 98198-6398

Email: ltechico@desmoineswa.gov

Phone: 206-870-6595 **FAX** 206-870-6544

City Website: www.desmoineswa.gov

316 S. 216th Street # 413
Des Moines, WA 98198
August 31, 2015

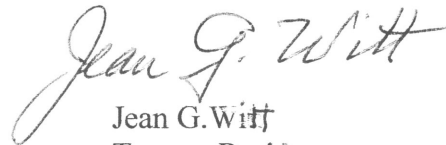
Des Moines Planning, Building & Public Works Dept.
21630 11th Ave. South, Suite D
Des Moines, WA 98198

Dear Sirs:

With regard to the Master Plan for the Wesley Homes retirement community, it appears to me that the proposed new buildings will be a major asset to the city of Des Moines.

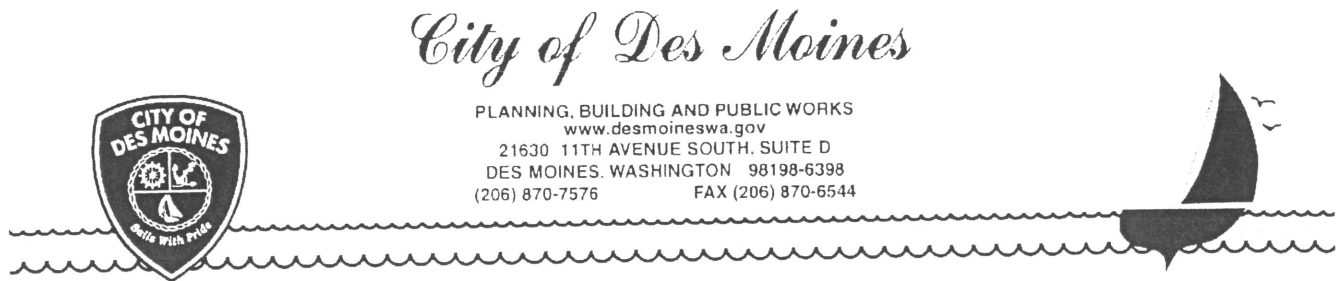
My only reservation about the plans concerns the springs on the slope to the west of the present Gardens building. I assume some way of dealing with these has been devised, so that they do not pose an on-going problem.

Yours truly,

A handwritten signature in cursive script that reads "Jean G. Witt". The signature is written in dark ink and is positioned above the printed name and title.

Jean G. Witt
Terrace Resident

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September 14, 2015

Jean G. Witt
816 South 216th Street #413
Des Moines, WA 98198

RE: LUA2015-0035; Wesley Homes Master Plan
SEPA Mitigated Determination of Nonsignificance

Dear Ms. Witt:

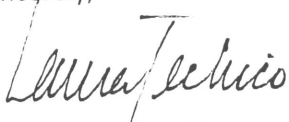
Thank you for your comment letter regarding the subject project. The State Environmental Policy Act (SEPA) environmental review process is designed to work with other regulations to provide a comprehensive review of a proposal.

You expressed a concern regarding surface and/or ground water. As part of the permitting requirements, the project will need to meet the requirements of the King County Surface Water Design Manual. A Preliminary Technical Information Report (TIR), or Drainage Report, was submitted as part of the master plan application. The applicant will be required to amend the TIR for each phase of the development to ensure that each phase complies with the drainage conditions and requirements.

During construction, the project will be required to obtain a clearing and grading permit which has requirements for erosion and sedimentation control measures to protect surface and groundwater.

Thank you for your input into the review process for this project. If you have any questions regarding this letter or need further clarification about the application, please feel free to contact me at 206-870-6595 or ltechico@desmoineswa.gov. The documents associated with this land use action are available at the following website: www.desmoineswa.gov/mypermits.

Sincerely,


Laura Techico, AICP
Senior Planner

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BUDGET DISCUSSION

SEPTEMBER 17, 2015 (continued)

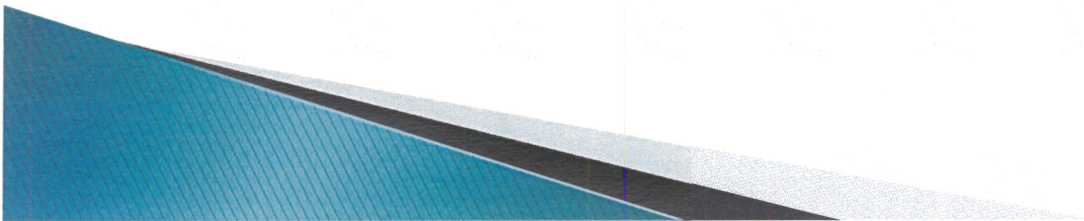
What About Efficiencies?

Agenda

- ▶ Quick Review
 - Budget Retreat
- ▶ Goals for Tonight
- ▶ Part 1: Cost Containment/Efficiencies
 - Doing Things Differently
- ▶ Part 2: Covering the Cost of Services
 - Tax Impacts
- ▶ Part 3: Next Steps

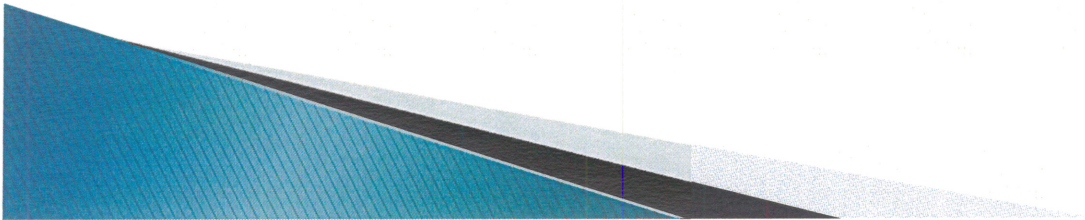
QUICK REVIEW OF AUGUST 8 BUDGET RETREAT

- ▶ Importance and purposes of reserves.
 - 2015 negative cash balances.
- ▶ Status quo Financial Forecast
 - City doesn't make it through 2017.
- ▶ Importance of shifting financial dependency from variable development revenue to more stable tax revenue sources.
- ▶ Desire to add 3 new Patrol Officers.
- ▶ Balance budget with new fees & taxes; no personnel cuts.



GOALS

- ▶ Set approximate dollar total of personnel cuts (efficiency savings).
- ▶ Review impacts of organizational changes created by those efficiency savings.
- ▶ Consider other service delivery models.
- ▶ Decide to add additional Patrol Officers or not.
- ▶ Decide on the level of tax and fee increases.



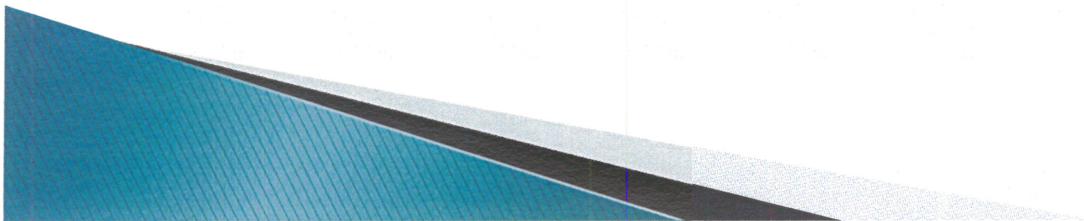
Part 1

EFFICIENCIES – DOING THINGS DIFFERENTLY

Six Year Financial Plan

DOING THINGS DIFFERENTLY–Court

- ▶ Acquire and implement new court management software.
 - One-Time Cost for software purchase \$32K.
 - Ongoing cost for annual maintenance \$8K.
- ▶ Reduce 1FTE Court Clerk position to .3FTE
 - Personnel cost reduction (\$50K).



Six Year Financial Plan

DOING THINGS DIFFERENTLY– P&R

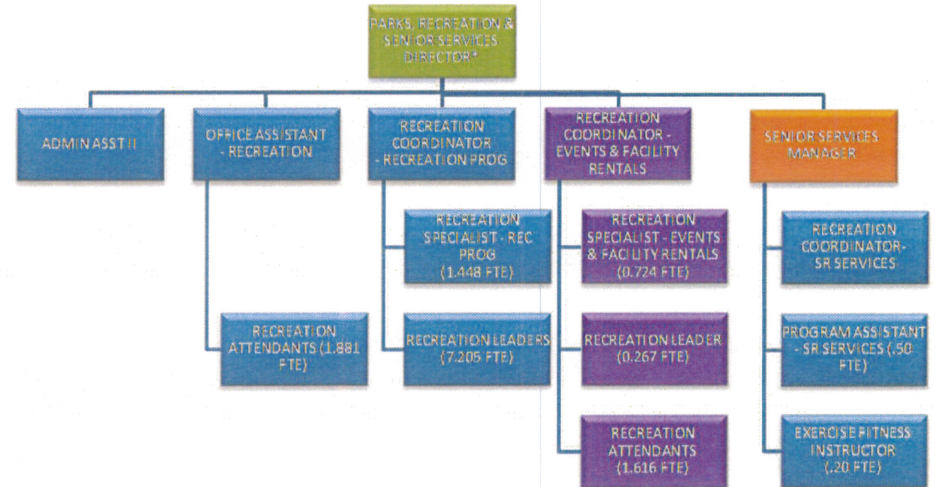
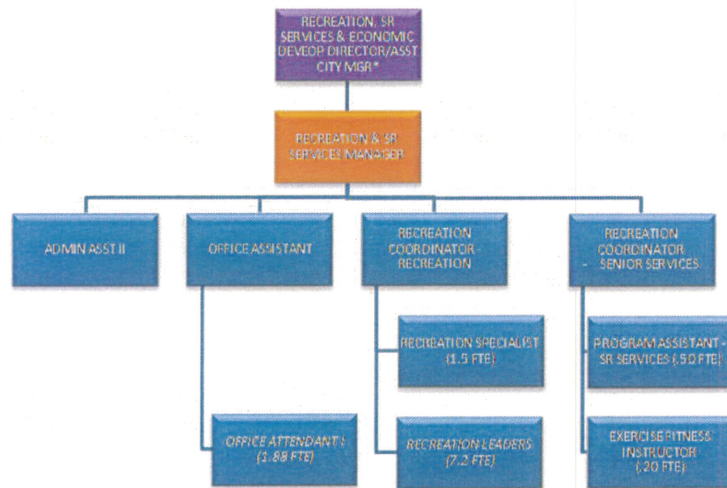
			TAX SUBSIDY
	<u>REVENUE</u>	<u>EXPEND</u>	<u>"NET LOSS"</u>
<i>Arts Commission</i>	15,000	(55,000)	(40,000)
<i>Programs</i>	895,660	(1,435,000)	(539,340)
<i>Facility Rentals</i>	325,000	(405,000)	(80,000)
	<u>1,235,660</u>	<u>(1,895,000)</u>	<u>(659,340)</u>
PARKS MAINTENANCE	-	(660,000)	(660,000)
Combined Parks Ops & Programs	<u>1,235,660</u>	<u>(2,555,000)</u>	<u>(1,319,340)</u>
50 cents per \$1,000 Assessed Value			<u>1,320,958</u>
10 cents per \$1,000 Assessed Value			<u>264,191</u>

Six Year Financial Plan

DOING THINGS DIFFERENTLY– P&R

- ▶ INTERNAL OPTION 1:
- ▶ Eliminate Parks, Recr & Sr. Services Director Position (Saves \$170K). Reassign duties to Economic Develop/Asst City Manager.
- ▶ Expand duties of Senior Services Manager to include Recreation programs.
- ▶ Move Events & Facility Rentals to Marina. Expand duties of Marina Maintenance Manager to Marina, Events & Rentals Manager.

Parks, Rec & Sr. Services- Option 1 Saves \$179,000.



Six Year Financial Plan

DOING THINGS DIFFERENTLY– P&R

- ▶ INTERNAL OPTION 2:
- ▶ Eliminate Parks, Recr & Sr. Services Director
Eliminate Harbor Master;
Add Combined Director (saves \$89.5K Gen'l Fund
\$89.5K Marina Fund).
- ▶ Expand duties of Senior Services Manager to include Recreation Coordinator and functions.
- ▶ Expand duties of Marina Manager to include Events & Rental Coordinator and functions.

Six Year Financial Plan

DOING THINGS DIFFERENTLY– P&R

- ▶ Eliminate City–run programs and save \$619K. This reduces community services. Creates “passive park system” where folks play at parks on their own but no programs.
- ▶ Deliver existing services through a Parks District. This would allow voters to vote for additional property tax support for these programs to maintain or reduce current level of fees/tax subsidy.

Six Year Financial Plan

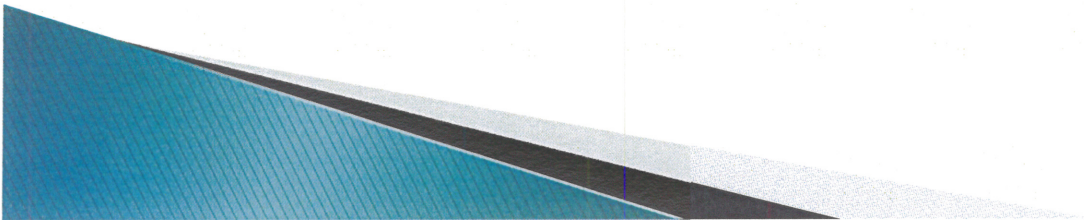
DOING THINGS DIFFERENTLY- Police

		2016 ORIGINAL BUDGET			
<u>Fund/Dept</u>		<u>Beginning</u>	<u>Revenues</u>	<u>Expense</u>	<u>Net Activity</u>
GENERAL FUND					
21	City Council			90,561	(90,561) 0%
22	Muni Court		369,700	952,577	(582,877) 39%
23	City Manager		729,957	1,837,812	(1,107,855) 40%
24	Finance		96,000	1,157,602	(1,061,602) 8%
26	Legal		72,794	612,359	(539,565) 12%
30	Police	3%	239,350	8,481,905	(8,242,555) 3%
40	PBPW		2,729,893	3,827,139	(1,097,246) 71%
45	Parks, Rec, Sr Services		1,182,369	1,975,854	(793,485) 60%
50	NonDepartmental		13,102,194	321,090	12,781,104
90	Debt & Transfers				
1	TOTAL GF		1,483,586	18,522,257	19,256,899 (734,642) 748,944

Six Year Financial Plan

Police Option – Saves \$202,000

- ▶ Eliminate Code Enforcement position (PBPW) and expand Police Dept CSO duties to include Code Enforcement. Saves \$105K.
- ▶ Combine Office Manager and Secretary positions into one new position (Command Support Manager). Saves \$97K.



CSO EXISTING MAJOR DUTIES

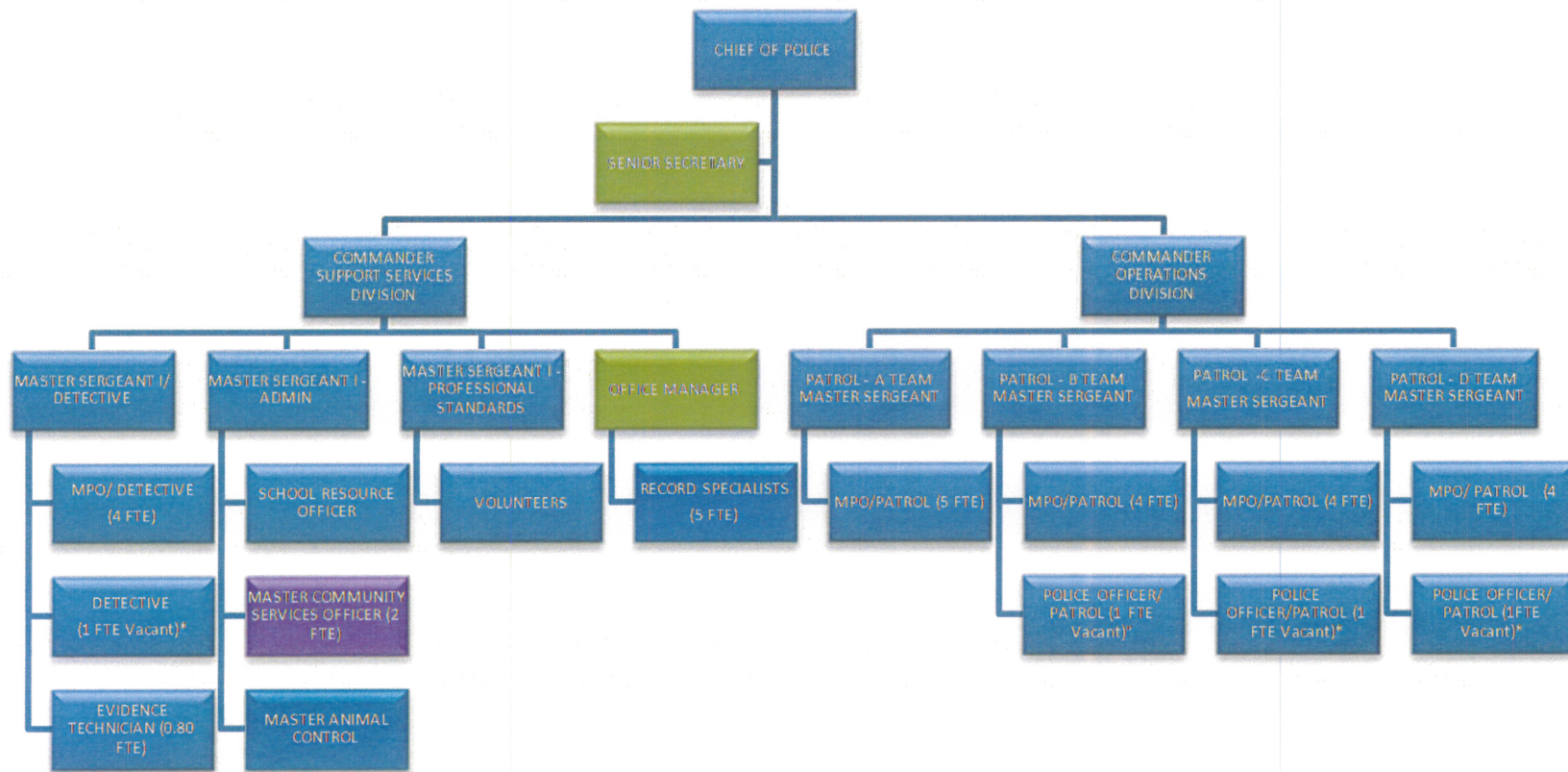
- ▶ Community outreach
- ▶ Block/Business watch
- ▶ Landlord/Neighbor disputes
- ▶ Walk-in reports/traffic complaints
- ▶ Motel ordinance
- ▶ Property crime victim education
- ▶ Traffic control
- ▶ Alarm program
- ▶ Concealed Pistol Licenses
- ▶ Graffiti clean up

OFFICE MANAGER – EXISTING MAJOR DUTIES

- ▶ Supervise 5 Record Specialists
- ▶ Administrator/Trainer various software
- ▶ Record retention management
- ▶ Animal licenses (1,000+ annually)
- ▶ City ID & Police proximity cards
- ▶ Various monthly/quarterly/annual reports

Six Year Financial Plan

DOING THINGS DIFFERENTLY- Police Now



Six Year Financial Plan

DOING THINGS DIFFERENTLY– Police

- ▶ EXTERNAL OPTION:
- ▶ Council determine total cost of Police Services budget and see what level of service King County can provide for that lower \$ amount; e.g. 1) save \$393K or 2) total budget of \$7M vs \$8M.
- ▶ Will result in lower level of police service.
- ▶ Significant savings in accounts payable, human resources and payroll (the costs of which are not included in police budget).

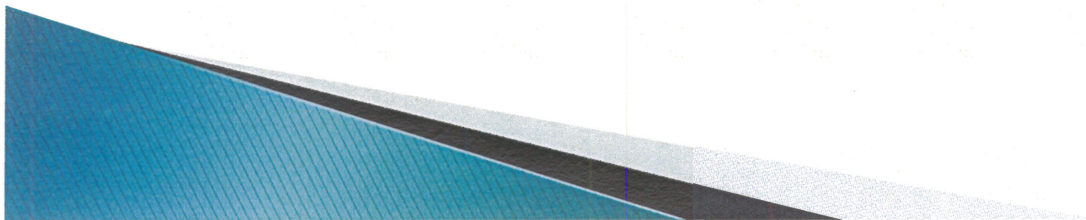
Six Year Financial Plan

Other Potential Position Eliminations/Reductions (See Appendix A & B)

- ▶ Finance: Sr. Acct Specialist from .5 to 0 FTE in 2018 (or upon completion of financial software implementation) saves \$42,000.
- ▶ Centralized Mail Room –eliminate 2 mail machines saves \$28,920 (\$5,785/yr)
- ▶ Terminate the Fisher Parking Lot Lease saves \$7,800/yr
- ▶ Terminate the Oddfellows Lodge rent saves \$7,800/yr
- ▶ 2020 Cuts if no/low One Time Development Fees:
 - 1 FTE CD Assistant
 - 1 FTE Inspector
 - .6 FTE Engineer

SUMMARY RECOMMENDATION OF ELIMINATED POSITIONS

▶ 0.5 FTE Accounting Specialist (2018)	\$ 42,000
▶ Code Enforcement	105,000
▶ Court Clerk	58,000
▶ Parks, Recr & Sr. Service Director	179,000
▶ Police Office Manager (2017)	97,000
TOTAL	\$ 481,000



Part 2

COVERING THE COST OF PROVIDING SERVICES: TAX IMPACT

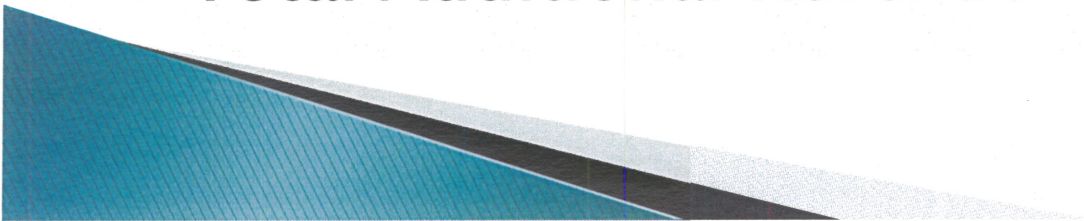
HOW MUCH?

- ▶ Scenario 1: BUDGET RETREAT
 - 3 Patrol in 2016
 - No Employee Cuts
- ▶ Scenario 2:
 - 3 Patrol in 2016;
 - Yes Employee Cuts
- ▶ Scenario 3:
 - 2 Patrol in 2016; 1 Patrol in 2020
 - Yes Employee Cuts
- ▶ Scenario 4: CURRENT SERVICE LEVELS
 - No Patrol until 2020
 - Yes Employee Cuts



SCENARIO 1: BUDGET RETREAT (HIGHEST)

▶ General Fund	\$ 1,578,000
◦ Add 3 Police Patrol in 2016	
◦ No Personnel Cuts	
◦ Efficiencies 0% of Solution	
▶ Street O&M Fund	\$ 421,000
▶ Street Pavement	<u>\$ 802,000</u>
▶ Total Additional Revenue	\$2,801,000



Scenario 1: Tax Rates & Impacts

		NEW SCENARIO - 3 FTE POLICE 2016 - No Cuts											
		CURRENT		GEN'L FUND		STREET O&M		STREET PAVE		TOTAL			
		Current	Current	New	GF Tax	New		New	Street	Tax	TAX		
		Tax	Tax %	Tax	Tax %	Tax	Tax %	Tax	Tax %				
Services													
Water	80.00	-		10.40	13%	-		3.20	4%	13.60	17%		
Sewer	25.00	-		3.25	13%	-		1.00	4%	4.25	17%		
Storm	16.00	1.28	8%	1.28	8%	0.32	2%			2.88	18%		
Cable	75.00	6.00	8%	1.50	2%	-				7.50	10%		
Garbage	40.00	3.20	8%	-		4.00	10%			7.20	18%		
Car Tab		1.67		-				1.67		3.34	\$40		
Monthly tax impact		12.15		16.43		4.32		5.87		38.77		Add'l	26.62
Weekly tax impact		3.04		4.11		1.08		1.47		9.69			6.65
Annual tax impact		145.80		197.16		51.84		70.44		465.24			319.44

Scenario 4: CURRENT SERVICE LEVELS (LOWEST)

- ▶ General Fund \$ 816,000
 - No new Patrol until 2020
 - Yes Personnel Cuts \$481,000
 - Efficiencies 59% of the GF Solution
- ▶ Street O&M Fund \$ 421,000
- ▶ Street Pavement \$ 802,000
- ▶ Total Additional Revenue \$2,039,000



Scenario 4: Tax Rates & Impacts

		NEW SCENARIO - 3 FTE POLICE 2020 w/ cuts											
		CURRENT		GEN'L FUND		STREET O&M		STREET PAVE		TOTAL			
Services		Current	Current	New	GF Tax	New		New	Street	TOTAL	TOTAL		
		Tax	Tax %	Tax	Tax %	Tax	Tax %	Tax	Tax %	Tax	TAX		
Water	80.00	-		6.40	8%	-		3.20	4%	9.60	12%		
Sewer	25.00	-		2.00	8%	-		1.00	4%	3.00	12%		
Storm	16.00	1.28	8%	0.32	2%	0.64	4%			2.24	14%		
Cable	75.00	6.00	8%	0.75	1%	-				6.75	9%		
Garbage	40.00	3.20	8%	-		4.00	10%			7.20	18%		
Car Tab		1.67	\$20	-				1.67	\$20	3.34	\$40		
Monthly tax impact		12.15		9.47		4.64		5.87		32.13		Add'l	19.98
Weekly tax impact		3.04		2.37		1.16		1.47		8.03			4.99
Annual tax impact		145.80		113.64		55.68		70.44		385.56			239.76

SCENARIO 2: (High Middle)

▶ General Fund	\$1,156,000
◦ 3 Patrol in 2016	
◦ Yes Personnel Cuts \$481,000	
◦ Efficiencies 42% of GF Solution	
▶ Street O&M Fund	\$ 421,000
▶ Street Pavement	<u>\$ 802,000</u>
▶ Total Additional Revenue	\$2,379,000



Scenario 2: Tax Rates & Impacts

		NEW SCENARIO - 3 FTE POLICE 2016 w/ Cuts											
	Services	CURRENT		GEN'L FUND		STREET O&M		STREET PAVE		TOTAL		Add'l	
		Current	Current	New	GF Tax	New		New	Street	TOTAL	TOTAL		
		Tax	Tax %	Tax	Tax %	Tax	Tax %	Tax	Tax %	Tax	TAX		
Water	80.00	-		8.00	10%	-		3.20	4%	11.20	14%		
Sewer	25.00	-		2.50	10%	-		1.00	4%	3.50	14%		
Storm	16.00	1.28	8%	1.28	8%	0.32	2%			2.88	18%		
Cable	75.00	6.00	8%	1.50	2%	-				7.50	10%		
Garbage	40.00	3.20	8%	-		4.00	10%			7.20	18%		
Car Tab		1.67		-				1.67		3.34	\$40		
Monthly tax impact		12.15		13.28		4.32		5.87		35.62		23.47	
Weekly tax impact		3.04		3.32		1.08		1.47		8.91		5.87	
Annual tax impact		145.80		159.36		51.84		70.44		427.44		281.64	

SCENARIO 3: (Low Middle)

▶ General Fund	\$1,005,000
◦ 2 Patrol in 2016; 1 Patrol in 2020	
◦ Yes Personnel Cuts \$481,000	
◦ Efficiencies 48% of GF Solution	
▶ Street O&M Fund	\$ 421,000
▶ Street Pavement	<u>\$ 802,000</u>
▶ Total Additional Revenue	\$2,228,000

Scenario 3: Tax Rates & Impacts

		NEW SCENARIO - 2 FTE POLICE 2016 w/ cuts											
		CURRENT		GEN'L FUND		STREET O&M		STREET PAVE		TOTAL		TOTAL	
Services		Current	Current	New	GF Tax	New		New	Street	Tax		Tax	TAX
		Tax	Tax %	Tax	Tax %	Tax	Tax %	Tax	Tax %				
Water	80.00	-		6.40	8%	-		3.20	4%	9.60		12%	
Sewer	25.00	-		2.00	8%	-		1.00	4%	3.00		12%	
Storm	16.00	1.28	8%	1.28	8%	0.32	2%			2.88		18%	
Cable	75.00	6.00	8%	1.50	2%	-				7.50		10%	
Garbage	40.00	3.20	8%	-		4.00	10%			7.20		18%	
Car Tab		1.67		-				1.67		3.34		\$40	
Monthly tax impact		12.15		11.18		4.32		5.87		33.52			21.37
Weekly tax impact		3.04		2.80		1.08		1.47		8.38			5.34
Annual tax impact		145.80		134.16		51.84		70.44		402.24			256.44

TAX IMPACT COMPARISON

	<u>No Cuts</u> <u>3 FTE 2016</u>	<u>Yes Cuts;</u> <u>3 FTE 2016</u>	<u>Yes Cuts;</u> <u>2 FTE 2016</u>	<u>Yes Cuts;</u> <u>0 FTE 2016</u>
<u>Current Tax Impact</u>				
Monthly	12.15	12.15	12.15	12.15
Weekly	3.04	3.04	3.04	3.04
Annual	145.80	145.80	145.80	145.80
<u>Additional Tax Impact</u>				
Monthly	26.62	23.47	21.37	19.98
Weekly	6.65	5.87	5.34	4.99
Annual	319.44	281.64	256.44	239.76
<u>Total (w/existing tax)</u>				
Monthly	38.77	35.62	33.52	32.13
Weekly	9.69	8.91	8.38	8.03
Annual	465.24	427.44	402.24	385.56

TAX RATE COMPARISON

		No Cuts <u>3 FTE 2016</u>	Yes Cuts; <u>3 FTE 2016</u>	Yes Cuts; <u>2 FTE 2016</u>	Yes Cuts; <u>0 FTE 2016</u>
	Current	Scenario 1	Scenario 2	Scenario 3	Scenario 4
	<u>Tax %</u>	<u>Tax %</u>	<u>Tax %</u>	<u>Tax %</u>	<u>Tax %</u>
Water	0%	17%	14%	12%	12%
Sewer	0%	17%	14%	12%	12%
Storm	8%	18%	18%	18%	14%
Cable	8%	10%	10%	10%	9%
Garbage	8%	18%	18%	18%	18%
Car Tab	\$20	\$40	\$40	\$40	\$40

Six Year Financial Plan

Utility Tax Rate History

	NO TAXPAYER VOTE REQUIRED			STATE MAX W/O VOTE UTILITIES		
	<u>SWM</u>	<u>Cable</u>	<u>Solid Waste</u>	<u>Electric</u>	<u>Nat'l Gas</u>	<u>Telephone</u>
Effective Date: Jan 1, 2015 Ordinance # 1608-1610	8%	8%	8%			
Effective Date: Jan 1, 2009 Ordinance # 1441	6%					
Effective Date: Jan 1, 2000 Ordinance # 1249		6%	6%	6%	6%	6%
Effective Date: June 1, 1993 Ordinance # 1023		5%	5%	5%	5%	5%
Effective Date: Jan 1, 1993 Ordinance # 1005		6%	6%	6%	6%	6%
Effective Date: Jan 1, 1993 Ordinance # 1004		4%	4%	4%	4%	4%
Effective Date: Jan 1, 1992 Ordinance # 916		2%	2%	2%	2%	2%

SIX YEAR FINANCIAL PLAN SUMMARY

- ▶ Forecasted Total Revenues are not sufficient to cover forecasted Total Expenditures.
- ▶ Structural deficit is not likely to be cured by future revenue growth in the 2015–2020 time frame.
- ▶ Created COUNCIL PRELIMINARY PLAN showing combination of expenditure cuts, revenue increases and mix of one-time vs. on-going changes to bring the city to a sustainable financial condition.

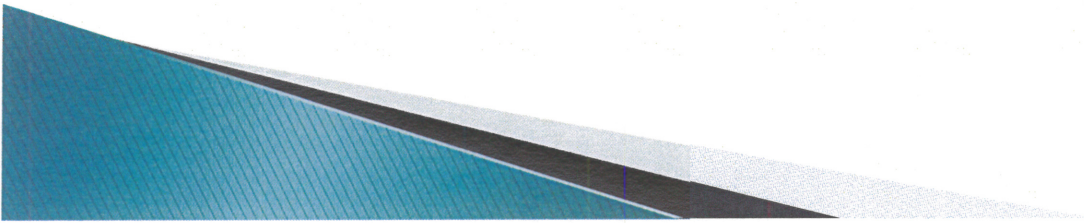
Part 3

Next Steps

2016 BUDGET PREPARATION

- ▶ Decisions made tonight will be used to update line item detail and organization charts.
- ▶ October 15, 2015 meeting will include first full draft of 2016 Operating and Capital Budget.
- ▶ Finance to prepare changes to Title 3 Funds, Fund Balance/Reserve Policies, limited authority for managing daily cash flow (November/December).

Any Questions?



APPENDIX - A

DIRECTOR REVENUE ENHANCEMENTS AND COST CONTAINMENT IDEAS									
Dept	5%	10%	One Time	On-Going	REVENUE	EXPEND	Description	Impact	
COUNCIL	X		X	x			Reduce number of Council Meetings to 2/mo	Longer meetings; fewer opportunities for discussion of issues.	
	X		X	x			Reduce number of Committee Meetings to 2/mo	Longer meetings; fewer opportunities for discussion of issues.	
CITY MANAGER	X			x	\$ 49,490		1/2 Time Executive Assistant	City Clerk time used; slow down public records requests response.	
		X		x	\$ 98,979		Eliminate Executive Assistant	City Clerk time used; slow down public records requests response.	
LEGAL	X		x		\$ 5,000		Professional Services	Nondiscretionary; based on what is now known.	
	X			x	\$ 192,000		City Attorney (June Retirement)	Consider contract city attorney; keep vacant position open for several months.	
	X			x	\$ 27,640		.5 FTE Paralegal - (June Retirement)	Shift work to remaining 1 FTE paralegal. Case counts down from 1200 to 900.	
	X		x		\$ 3,164		Interfund assessments		
COURT	X			x	\$31,450		Reduce Court Clerk to .7 FTE	Workload to be absorbed by remaining clerks.	
	X			x	\$2,500		Freeze Judge's salary	Higher level work to be absorbed by Clerk Administrator. No reduction in FTE.	
	X			x	\$5,750		Court Administrator change to high deductible plan.		
	X			x	\$5,100		Defendant pays credit card fee directly		
	X			x	\$4,050		Eliminate storage fees; scanning complete 2015		
		X		x	\$59,190		Reduce Court Clerk to .3 FTE		

APPENDIX - A

DIRECTOR REVENUE ENHANCEMENTS AND COST CONTAINMENT IDEAS

Dept	5%	10%	One Time	On- Going	REVENUE	EXPEND	Description	Impact
FINANCE	X			x	\$ 41,415		Sr. Accounting Specialist 1/2 FTE	Major functions will continue uninterrupted. Less project support.
	X			x	\$ 8,900		Armored Car Services	Dept's deliver daily deposit to bank instead of City Hall may take a little more staff time; possible safety concerns delivery of cash to the bank.
	X		x		\$ 1,755		Training	Educate new employees in-house rather than by external training. Need long term to keep up with GASB changes and legal compliance.
		X	x		\$ 52,000		Eden Replacement Contribution	Purchased reduced software functionality
PLANNING								
BUILDING	X			x	\$ 7,800		Fisher Lease	Limited viable options for others to construct a future municipal lot. Minimal value to the city.
& PUBLIC	X			x	\$ 7,800		Oddfellow's Lodge Rent	Not a city facility. Not sure why we pay rent?
WORKS	X			x	\$ 7,500		City Support for 4th of July Fireworks	Offset by new Hotel/Motel tax revenue.
	X			x	\$ 7,500		City Support for Waterland	Offset by new Hotel/Motel tax revenue.
					\$ 0 -			
	X			x	660K		Eliminate, Reduce or Modify Park Operations	Unkown. Any ideas would be long term and not help the 2016 budget but could help future budgets.
	X			x	\$ 60,000		Irrigation of Park Facilities	Grass would be brown in summer. May impact field rental revenues.
	X			x	\$ 105,000		Code Enforcement Division to Police (Personnel)	Not all complaints complaints could be responded to. Police Dept to absorb code enforcement activities.
	X			x	\$ 129,000		Eliminate PBPW Director	Duties to be absorbed by City Manager or Asst City Manager.

APPENDIX - A

DIRECTOR REVENUE ENHANCEMENTS AND COST CONTAINMENT IDEAS

Dept	5%	10%	One Time	On- Going	REVENUE	EXPEND	Description		Impact	
PLANNING BUILDING & PUBLIC WORKS	X			x	\$ 50,000		Grant Fredrick's Consulting Contract		Remove city's staff involvement in Sound Transit process.	
				x			Increase land use & related permit fees 10%-20%. Land Clearing Permit 10% is \$4,200-\$10K		Fees reduced about a year ago too far; not covering staff costs.	
				x			Increase business license fees 10%		Unhappy business owners.	
POLICE	X		X		\$ 40,000		Detectives - Equipment replacement deferred		Funds not available to replace equipment	
	X		X		\$ 314,095		Patrol - Equipment replacement deferred		Funds not available to replace equipment	
	X		X		\$ 33,295		Crime Prevention - Equipment replace. deferred		Funds not available to replace equipment	
	X		X		\$ 25,255		Animal Control - Equipment replace. deferred		Funds not available to replace equipment	
	X			X	\$ 15,000		Waterland & July 4th Overtime		Offset by new Hotel/Motel tax revenue.	
		X		X	\$ 106,151		CSO (1 of 2)		Block watch, business watch, trespass, community outreach, investigative support CPTED, traffic & crowd control, crime analysis, graffiti cleanup, mortel ordinance, walk in reports, traffic complaints, neighbor disputes, landlord tenant issues, property crime victim education.	
		X		X	\$ 98,434		CSO (2 of 2)			
		X		X	\$ 4,794		CSO - Overtime			
		X		X	\$ (30,000)	\$ 102,932	Animal Control			Can contract with King County; lower level of service. Loss of current community outreach and community education events.
		X		X		\$ 839		Animal Control - Overtime		Community complaints; lower voluntary participation.
		X		X	\$ 3,000		Increase Animal License Fees 10%			

APPENDIX - A

DIRECTOR REVENUE ENHANCEMENTS AND COST CONTAINMENT IDEAS									
Dept	5%	10%	One Time	On-Going	REVENUE	EXPEND	Description	Impact	
POLICE	X			X	\$ 117,446		Reduce 5th Officer position on A Shift	All Patrol shifts will then have 4 assigned Patrol Officers. All teams risk running below minimum due to vacation, sick, training, etc. Requires overtime to cover or officer safety issues if shift left uncovered.	
							Eliminate Office Manager and increase Evidence Specialist from .8 FTE to 1 FTE	Senior Secretary duties expanded to include leading Record Specialist group. Evidence Tech and Senior Secretary serve as back up to Record Specialists. Will require one time money for vendor provided group software training.	
							Eliminate one Commander position		
SENIORS, PARKS & REC	X			x	\$ 61,458	\$ (14,264)	Beach Park Facility Rentals	Net \$47,194 profit as compared to 2015 Budget	
	X			x	\$ 76,870	\$ (25,824)	Recreation Increase Programs/Rates	Net \$51,043 profit as compared to 2015 Budget	
	X			x		\$ 2,500	Art Commision Budget 5% Cut		
							Eliminate Spring Rec & Roll Magazine; reduce printing by 2,000 copies and reduce paper quality.		
	X					\$ 10,000			
	X			x		\$ 4,335	Human Services Budget 5% Cut		
		X		x	\$ 36,500	\$ (30,247)	New request Dining Hall rentals	Net \$6,253 rental profit	
		X		x	\$ 10,800	\$ (10,656)	New Food Truck Pod Program	4 Food trucks; 2 meals daily; 6 days/wk;\$30 meal;30 weeks; 25% occupancy =\$10,800	
100	X			x		\$ 38,837	Reclassify Sr. Coordinator to Sr. Specialist	Sr. Coordinator retirement 2015.	

APPENDIX - A

DIRECTOR REVENUE ENHANCEMENTS AND COST CONTAINMENT IDEAS

Dept	5%	10%	One Time	On- Going	REVENUE	EXPEND	Description	Impact
SENIORS, PARKS & REC				x		\$ 178,000	Eliminate Director Position, or	Manager would report to another General Fund Director
				x		\$ 89,000	Eliminate .5 FTE Director position	Eliminate Marina Harbor Master position and hire a new Director over Parks, Recreation, Sr Services & Marina. Gen'l Fund pays .5 FTE.
	X			x		\$ 100,000	Eliminate Sr. Coordinator 1 FTE	Reallocate 20% of Admin Asst time to support Sr. Programmer and added .74 Recreation Specialist. Reduce operating hours. Currently 9 am to 4 pm.
				x		\$ (39,400)	Add .724 FTE Recreation Specialist, or	All other Recreation Specialists are .724 FTE. There are no other full time Recreation Specialists.
				x		\$ (63,300)	Add 1 FTE Recreation Specialist	All other Recreation Specialists are .724 FTE. There are no other full time Recreation Specialists.

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APPENDIX B

SCENARIO POSITIONS

			2016 Rates		1.0075	1.0075	1.0075	1.0075	
			Full Year	2015	2016	2017	2018	2019	2020
Executive Asst	City Mgr	99,000	1-Sep	33,000	99,000	99,743	100,491	101,245	102,004
CD Asst Updgrade	City Mgr	(11,000)		(3,667)	(11,000)	(11,083)	(11,166)	(11,250)	(11,334)
Sr. Coordinator	P&R	100,000	1-Oct	25,000	100,000	100,750	101,506	102,267	103,034
.724 Rec Specialist	P&R	(39,400)		(9,850)	(39,400)	(39,696)	(39,994)	(40,294)	(40,596)
	2015	148,600		44,483	148,600	149,714	150,837	151,968	153,108
.7 FTE Clerk + various	Court	76,600	1-Jan		76,600	77,175	77,754	78,337	78,925
.5 FTE Accountant	Finance	42,000	End March 31		32,000	42,315	42,632	42,952	43,274
.5 FTE Paralegal	Legal	28,000	End June 30		14,000	28,210	28,422	28,635	28,850
Director	P&R	179,000	End June 30		89,500	180,343	181,696	183,059	184,432
	2016	249,000		81,400	212,100	250,868	252,750	254,646	256,556
						1.02	1.02	1.0075	1.0075
Office Manager	Police	97,000	1-Jan			97,728	98,461	99,199	99,943
.2 FTE Evidence	Police	(10,000)				(10,200)	(10,404)	(10,482)	(10,561)
Commander	Police	191,000	1-Jan			194,820	198,716	200,206	201,708
	2017	278,000		69,500		282,348	286,773	288,923	291,090
Total Cuts		675,600							
<u>Option</u>									
5th Patrol on A shift	Police	118,000				120,360	122,767	123,688	124,616
Comm Service Officer	Police	105,000				107,100	109,242	110,061	110,886
Code Enforce or CSO	Police	105,000				105,788	106,581	107,380	108,185
Add Additional Patrol		115,000	4% Step & 2% COLA		115,000	121,900	129,214	136,967	145,185
			COLA only		121,000	123,420	125,888	126,832	127,783
Building Inspector	PBPW	112,000				112,840	113,686	114,539	115,398
CD Assistant	PBPW	88,000				88,660	89,325	89,995	90,670
.6 Civil Engineer	PBPW	70,770				71,301	71,836	72,375	72,918
	2020	270,770				272,801	274,847	276,909	278,986

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