

AGENDA

**Economic Development Committee Meeting
Thursday May 24, 2018
5:00 p.m. – 5:50 p.m.
South Conference Room**

- 1. Call to Order**
- 2. Approval of the April 26, 2018 meeting minutes**
- 3. Update on Landmark Institutional Campus (I-C) Zoning Changes – Cont.**
Staff will provide information regarding potential code amendments to the I-C Zone.
- 4. Laborers Local 242 Code Amendments**
Staff will provide an overview of the proposed residential project and discuss what flexibility the applicant may have regarding private recreation area and commercial space requirements.
- 5. Development Review Map, Informational:**
An updated (1st Quarter 2018) development map will be provided to the committee.

DRAFT MINUTES

**Economic Development Committee Meeting
Thursday April 26, 2018
6:00 p.m. – 6:50 p.m.
South Conference Room**

<u>Council Members</u>	<u>City Staff</u>
Chair Jeremy Nutting	Michael Matthias – City Manager
Co-Chair Vic Pennington	Dan Brewer – Chief Operating Officer
Mayor Matt Pina	Susan Cezar – Chief Strategic Officer
	Denise Lathrop – Community Development Manager
	Matt Hutchins – Assistant City Attorney
	Laura Techico – Principal Planner
	Jason Woycke – Land Use Planner II
	Jodi Grager – Community Development Assistant

1. Call to Order

Chair Jeremy Nutting called the meeting to order at 6:00 p.m.

2. Approval of the March 22, 2018 meeting minutes

Minutes approved as submitted.

4. Shoreline Master Program – Briefing

Denise Lathrop, Community Development Manager suggested an agenda change (moving the Shoreline Master Program (SMP) – Briefing from Agenda Item #4 to Item #3) in order to devote the majority of the meeting to Item #3 I-C Zoning Changes. Land Use Planner II, Jason Woycke reviewed *Attachment #1 – City of Des Moines Shoreline Master Program Periodic Review Public Participation Plan* with the Committee.

Highlights from this presentation:

- Periodic review of SMP required by Washington State Shoreline Management Act
- Public Participation Plan is part of the requirement by the State. Ecology grant funds will be used for consultant services to support implementation of the public participation plan.
- Council Study Session in June to discuss SMP update process and acceptance of Ecology grant.
- *Attachment #2 SMP Periodic Review Draft Timeline*
- Future presentations to Committee and Council as the process continues

3. I-C Zoning Changes

Chief Strategic Officer, Susan Cezar; Community Development Manager, Denise Lathrop and Principal Planner, Laura Techico provided a Memo that outlined the background of the Institutional Campus (I-C) Zone with information about each of the properties zoned I-C, including Wesley, Highline College, Judson Park and the Landmark property. The Memo included Potential Code Amendments to the I-C Zoning (Chapter 18.95 Des Moines Municipal Code). Additional hand-outs included previous development proposals in the I-C Zone:

- *Attachment #1 Masonic Retirement Center Site Plan (2002)*
- *Attachment #2 Proposed Site Plan for Judson Park Retirement Expansion (2004)*
- *Attachment #3 Wesley Homes Master Plan (2015)*
- *Attachment #4 Highline College Master Plan (2017)*
- *Attachment #5 Landmark on the Sound Proposal (2018)*

It was noted that the potential code amendments have been discussed with representatives of each of the I-C zoned, or potentially zoned, properties. And, that all proposals will require review and compliance with other applicable development regulations, including environmental, traffic and building requirements.

The Committee directed that the potential code amendments be brought back to the Committee and include provisions to address public amenities, parking, traffic, buffers, Crime Prevention through Environmental Design (landscaping, lighting and safety measures) and mitigation of impacts.

The next meeting is scheduled for May 24th, at 6:00-6:50 pm in the South Conference room.

Adjourned at 6:55 p.m.

Respectfully submitted by,

Jodi Grager, Community Development Assistant

Memo

Date: May 24, 2018

To: Council Economic Development Committee

From: Laura Techico, AICP – Principal Planner
Denise Lathrop, AICP – Community Development Manager
Susan Cezar, LEG – Chief Strategic Officer

RE: I-C Zoning Changes Update

Purpose

The purpose of this memorandum is to provide the Council Economic Development Committee with an updated version of proposed amendments to chapter 18.95 Des Moines Municipal Code (DMMC) – Institutional Campus Zone in response to discussion at the April 26, 2018 meeting. At that meeting, the Committee directed that potential code amendments be brought back that include provisions to address public amenities, parking, traffic, buffers, Crime Prevention Through Environmental Design (landscaping, lighting and safety measures) and mitigation of impacts.

Background

The Institutional Campus (I-C) Zone was established in 2012 by Ordinance No. 1544. Des Moines Comprehensive Plan policy directed that an Institutional Campus land use designation that supported Highline College's Master Plan be established. In addition to the College, there were other large institutional facilities in the City that serve regional clientele, including Wesley Homes, Judson Park and Highline College that required a land use designation and zone to support existing and anticipated uses, services, operations and future master planned development. There are currently three properties that are zoned I-C: Wesley Homes, Highline College and Judson Park. The Landmark on the Sound site has a Comprehensive Plan preferred land use designation of I-C, and a rezone application is anticipated shortly.

Potential Code Amendments

The proposed code amendments to chapter 18.95 DMMC – Institutional Campus and chapter 18.52 – Permitted Uses would include modifying the purpose statement for the zone, adding to the list of permitted uses, additions to master plan requirements, and clarifying other provisions of these sections of the DMMC.

Attached are preliminary mark-ups of chapter 18.95 DMMC and chapter 18.52 DMMC. Previous input from the I-C property representatives and from the April 26, 2018 Economic Development Committee discussion have been incorporated into these mark-ups. Additional information in response to comments is provided below.

- Parking requirements: Submittal materials will be required to demonstrate compliance with chapter 18.210 DMMC – Loading Areas and Off-Street Parking. Any proposed modifications to these requirements would be reviewed for consistency with the existing provisions in DMMC 18.210.070 – Modification of Parking Provisions.

- Exclude casinos from permitted uses: The NAICS use classification of 'Arts, entertainment, and recreation facilities' can be limited to exclude specific subcategories.
- Buffering requirements from residential: Setback and landscaping requirements are addressed in the existing code language. DMMC 18.95.080 contains different maximum building heights depending on use and minimum setbacks depending on height. DMMC 18.195.330 in the landscaping code contains landscaping requirements. These may be modified for compliance with CPTED through the modification process in DMMC 18.195.420.
- Lighting, safety, security: Draft section DMMC 18.95.060(6) has been added to require the incorporation of CPTED principles.
- Traffic: Traffic impacts will be evaluated as part of SEPA environmental and the Master Plan reviews. DMMC 18.95.050(3)(g) currently requires a traffic analysis and report to be submitted as part of the Master Plan application.
- Lease Agreements: DMMC 18.95.050(3)(i) currently requires 'covenants, conditions, and restrictions proposed by the applicant to control future development of the area subject to the master plan' to be submitted as part of the Master Plan application. These will ensure that the appropriate provisions of the master plan approval continue to apply.

Process and Timeline

City I-C Zone code amendments: Staff held a conference call with KPFF, Fehr & Peers, and ESA on April 27, 2018 to initiate the preparation of the SEPA Environmental Checklist and associated studies for the proposed I-C Zone changes. Staff anticipates having the environmental review completed and a draft ordinance to the City Council by early September 2018.

Landmark development process: It is anticipated that a rezone application for the Landmark property will be submitted shortly to bring the property into compliance with the Comprehensive Plan. Staff has coordinated with a consultant hired by Midway Sewer District to assist them in completing the sewer availability determination to be submitted with the rezone request. Upon adoption of the code changes, the Landmark developer would submit an application for a Master Plan approval, a Type IV quasi-judicial land use review process with decision by the City Council.

Wesley Homes: The Design Review application for Phase 2 was submitted on April 19, 2018. Phase 2 will remove 17 existing cottages and add back 151 independent living units and 23,000 square feet of common area.

Highline College: A pre-construction meeting for the renovation and addition to Building 26 will be held on May 23, 2018.

Direction

Staff requests the Committee's input and direction related to the I-C Zone amendments prior to presentation to the full Council.

18.52.010B Commercial use chart.

5.24.18 EDC Agenda Item #3
Attachment #1

TABLE 18.52.010B

COMMERCIAL ZONE PRIMARY USES

Use is:	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C	W-C
P: Permitted									
P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Accessory buildings and uses (as described in the applicable zone)	P	P	P	P	P	P	P	P	P
Admin, support services	P/L _[3]	P/L	P	P/L _[16]	P/L _[22]		P	P	P
Adult family homes				P	P		P	P	P
Adult entertainment facilities							P/L _[46] [7a]		
Adult theaters						P/L _[35]	P/L _[46] [7a]		
Amusement and recreational services				P/L _[16]	P/L _[22]				P/L _[6a]
Amusement parks	CUP	CUP	CUP	CUP		CUP	CUP	CUP	CUP
Animal or veterinary services			P	P	P	P	P	P	P
Antenna system (one)	P/L _[6]								

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P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Animal grooming	P/L _[3]		P	P	P		P	P	P
Antenna systems (not accessory)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Apparel and accessories stores	P/L _[1]		P	P	P	P	P	P	P
Arrangement of passenger transportation	P/L _[3]			P	P		P	P	P
Art galleries	P	P/L		P	P		P	P	P
Art, glassware manufacturing		P/L	P	P	P		P/L _[52 5]		P
Art, ornamental ware				P	P				P
Arts, entertainment, and recreation facilities		P/L		P/L _[16]	P/L _[23]		P	P	P
Auction houses or stores				P	P	P/L _[41]	P		P
Automobile, body, paint, interior and/or glass repair				P/L _[18]	P/L _[25]		P/L _[48]		P/L _[70]
Automobile, detail shop				P/L _[18]	P/L _[25]		P/L _[48]		P/L _[70]

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P: Permitted									
P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Automobile, maintenance and repair				P/L ₍₁₈₎	P/L ₍₂₅₎	P	P/L ₍₄₈₎		P/L ₍₇₀₎
Automobile, parking	P/L ₍₅₎		P	P/L ₍₁₆₎ ₍₂₀₎	P/L ₍₂₂₎	P	P	P/L ₍₅₀₎	P/L ₍₇₂₎
Automobile, sales						P	P/L ₍₄₃₎		
Automobile, service stations				P/L ₍₁₈₎	P/L ₍₂₅₎	P/L ₍₃₆₎	P/L ₍₄₈₎		P/L ₍₇₀₎
Automobile, trailer sales						P	P		
Automotive equipment, rental and leasing				P	P	P	P	P/L ₍₅₃₎	P
Bakeries, manufacturing and retail sales	P/L ₍₁₎		P			P	P/L ₍₅₂₋₅₎	P/L ₍₅₅₎	P/L ₍₇₃₎
Ballparks	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP
Banks				P	P		P	P	P
Barber, beauty and hairstyling shops	P/L ₍₃₎	P/L		P	P		P	P	P
Bed and breakfast facilities				P	P		P	P	P

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P: Permitted									
P/L: Permitted, but with special limitations						P	P		
CUP: Conditional use review required						P	P		
UUP: Unclassified use review required						P/L ⁽⁴²⁾			
Boats, building and repairing (less than 48 feet)									
Boats, repair/sale									
Boat moorage	P/L ⁽³⁾								
Botanical and zoological gardens				P	P		P		P
Bookbinding			P			P	P/L ⁽⁵²⁻⁵⁾	P	P
Booster stations or conversion plants ^(64, 65)	UUP/L	UUP/L	UUP/L	UUP/L		UUP/L	UUP/L	UUP/L	UUP/L
Boxing and wrestling arenas	CUP	CUP	CUP	CUP		CUP	CUP	CUP	CUP
Brewery/winery/distillery					P/L ⁽²¹⁾				
Building materials and garden equipment supply	P/L ⁽¹⁾		P	P	P	P/L ⁽²⁶⁾	P		P
Car washes				P/L ⁽¹⁸⁾	P/L ⁽²⁵⁾	P			P/L ⁽⁷⁰⁾
Carpentry and cabinet shops	P/L ^{(1) (2)}		P	P	P	P	P		P

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P: Permitted				P	P		P	P	P
P/L: Permitted, but with special limitations									
CUP: Conditional use review required	CUP	CUP	CUP	CUP		CUP	CUP		CUP
UUP: Unclassified use review required						P/L ^[25]			
Casino hotels and motels									
Cemeteries									
Ceramics, manufacture									
Columbariums, crematories, mausoleums	CUP	CUP	CUP	CUP		CUP	CUP		CUP
Commercial and industrial machinery and equipment, rental and leasing			P			P	P		
Commercial uses utilizing nonexempt quantities of hazardous materials (per the IBC or IFC) ^[67]			UUP						
Communications facilities (SIC code 48)					UUP				
Community care facilities				P	P		P	P	P/L ^[74]
Community gardens		P/L		P	P				P

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P: Permitted									
P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Community housing services				P/L _[60]	P/L _[60]				P/L _[60]
Confectionery, manufacture			P			P	P/L _[52.5]	P/L _[56]	P/L _[73]
Contractors	P/L _[3]		P/L _[14]			P	P/L _[14]	P	P
Convention facilities		P/L	P	P	P	P		P	P
Correctional institutions			UUP/L _[84, 85]						
Couriers and messengers	P/L _[3]		P				P	P	P
Data processing, business and record storage	P/L _[3]		P	P	P	P	P	P	P
Day care centers and mini-day care providers	CUP/L _[63]	P/L _[63] , [XX]	CUP/L _[63]	CUP/L _[63]	CUP/L _[63]		CUP/L _[63]	CUP/L _[63]	CUP/L _[63]
Death care services	P/L _[3]		P	P	P	P/L _[42]	P		P
Drive-in or drive-through facilities	P			P/L _[16]	P/L _[25]		P		P/L _[70]

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P: Permitted									
P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Dry cleaning and laundering services	P/L _[3]		P	P	P	P	P	P	P
Educational services		P	P/L _[7]	P	P/L _[27]	P/L _[37]	P	P	P
Electric power generation, biomass			P/L _[12]						
Electric power transmission facilities (NAICS code 22112)							UUP		
Electrical appliances and supplies, retail sales, wholesale trade and repairs						P			
Equipment rental and leasing			P	P/L _[16]	P/L _[22]	P	P		P/L _[68]
Essential public facilities not otherwise listed			UUP/L _[84] 85]			UUP/L _[84] 85]	UUP/L _[84] 95]		
Fairgrounds and rodeos	CUP	CUP	CUP	CUP		CUP	CUP		CUP
Family day care providers					P/L _[60]		P/L _[60]	P/L _[60]	P/L _[60]

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P: Permitted									
P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Financial and insurance services		P/L	P	P	P		P	P	P
Fish hatcheries and preserves					P				
Fix-it shops			P	P	P	P	P		P
Food, frozen or cold storage lockers			P	P	P	P	P/L ^[52.5]		P
Food stores	P/L ^[1]		P	P	P		P	P	P
Footwear and leather goods repair	P		P	P	P	P	P	P	P
Foreign trade			P/L ^[13]				P/L ^[13]		
Fraternal organizations/societies							^[52.5]		
Fuel dealers, other		P/L	P/L ^[7]	P	P		P	P	P
Furniture, home furnishings and equipment, sales	P/L ^{[1] [2]}		P	P	P	P	P	P	P

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CUP: Conditional use review required									
UUP: Unclassified use review required									
Furniture, repair	P/L _[2] [3]		P	P	P	P	P	P	P
Gambling, amusement, and recreation industries			P/L _[7]	P/L _[16]	P/L _[22]		P	P	P
Garages, public						P/L _[30]			
General merchandise stores	P/L _[1]		P/L _[9]	P/L _[19]	P/L _[21]		P	P	P
Glass, edging, beveling, silvering			P			P/L _[31]	P/L _[52-5]		
Glass, stained glass studios	P	P/L				P			
Golf courses, with accessory driving ranges, clubhouses and pitch and putt				P	P	CUP	P		P
Golf driving ranges	CUP	CUP	CUP	CUP		CUP	CUP		CUP
Hardware store	P/L _[1]		P	P		P	P	P	P
Health care and social services		P/L	P/L _[8-1]	P/L _[8-1]	P		P/L _[8-1]	P/L _[8-1]	P/L _[7-4] [8-1]

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P: Permitted									
P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Heating oil dealers							P		
Horticultural and landscaping services			P	P	P		P/L ^[52.5]		P
Horticultural nurseries	UUP	UUP	UUP	UUP		P	UUP		UUP
Hospitals (except mental and alcoholic)				P	P	P	P	P	P
Hospitals (mental)			UUP/L ^[64] 85]				UUP/L ^[64] 85]		
Hotels		P/L		P	P	P/L ^[40]	P/L ^[47]	P	P
Information establishments						P	P	P	P
Internet service providers			P				P	P	P
Job printing, newspapers, lithography, and publishing						P		P	
Kennels, commercial			P	P	P		P	P/L ^[57]	P

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P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Labor camps (transient)	UUP/L _[84] 85]	UUP/L _[84] 85]	UUP/L _[84] 85]	UUP/L _[84] 85]		UUP/L _[84] 85]	UUP/L _[84] 85]		UUP/L _[84] 85]
Laboratories			P	P	P	CUP	P	P	P
Laboratories (incl. medical, dental, or photographic)			P/L	P	P	P	P	P	P
Laundry, industrial			P				P		
Legal services	P/L _[3]	P/L	P	P	P	P	P	P	P
Libraries (public)	P			P	P		P	P	P
Light manufacturing, fabrication, and assembly			P/L _[9]				P/L _[9] [52.5]		
Limousine/taxi service							P		
Machine shop			P			P/L _[32]	P/L _[52.5]		
Management of companies and enterprises	P/L _[3]	P/L	P	P	P		P	P	P

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CUP: Conditional use review required									
UUP: Unclassified use review required									
Manufactured home sales							P		
Marijuana producer/processor, recreational			P/L ₍₇₉₎	P/L ₍₇₉₎		P/L ₍₇₉₎	P/L _(52.5) ₍₇₉₎	P/L ₍₇₉₎	P/L ₍₇₉₎
Marijuana retailer, recreational				P/L ₍₇₉₎		P/L ₍₇₉₎		P/L ₍₇₉₎	P/L ₍₇₉₎
Marinas					P/L ₍₂₄₎				
Mixed use	UUP	UUP-P/L		UUP	P/L ₍₂₆₎	UUP	P/L ₍₅₀₎	P/L ₍₅₉₎	P/L ₍₅₉₎
Motels				P	P	P/L ₍₄₀₎	P/L ₍₄₇₎		P
Motion picture services	P/L ₍₃₎			P	P		P	P	P
Museums	P	P/L	P/L ₍₇₎	P	P		P	P	P
Nursing homes (PR-R-Nursing care facility; IC-Nursing and residential care facility)		P		P	P		P		

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UUP: Unclassified use review required									
Offices, business and professional	P/L _[3]	P/L	P		P/L _[26]	P	P	P	P
Open air theaters	CUP	CUP	CUP	CUP		CUP	CUP		CUP
Parcel service delivery	P/L _[3]		P			P	P/L _[51]		
Parole or probation offices			P	P	P		P		P
Pawnshop			P	P	P	P	P		P
Personal and business services	P/L _[3]	P/L	P/L _[7]	P/L _[16]	P/L _[22]		P	P	P/L _[66]
Pet boarding			P	P	P		P	P/L _[59]	P
Pet shop	P/L _[1]			P	P	P/L _[33]	P	P	P
Photocopying and duplicating services	P/L _{[1][3]}		P	P	P		P	P	P
Photo finishing	P/L _[1]		P	P	P	P	P	P	P
Planned unit development	P								

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Postal service	P		P	P	P		P		P
Professional, scientific, technical services	P/L _[3]	P/L	P	P	P		P	P	P
Professional offices, medical, dental	P/L _[3]	P/L	P	P	P		P	P	P
Public administration facilities	P	P/L	P	P/L _[17]	P/L _[23]		P/L _[49]	P/L _[60]	P/L _[69]
Public facilities _[69]	P	P	P/L _[10]	P	P		P	P	P
Public utility facilities	P/L _[4]		P/L _[10]		P	P/L _[34]	P/L _[52]	P/L _[61]	
Publishing, telecommunications, Internet service providers, data processing services	P/L _[3]		P	P	P	P	P	P	P
Race tracks, drag strips, motorcycle hills and Go-Kart tracks	CUP	CUP	CUP	CUP		✓ CUP	CUP		CUP
Real estate renting and leasing	P/L _[3]	P/L	P	P	P	P	P	P	P

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P: Permitted									
P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Recreational facilities – commercial	CUP	CUP	CUP	CUP	CUP	P	CUP		CUP
Recreational vehicles, sales and storage						P	P		
Religious grant writing, civic and professional organizations	P/L _[3]	P/L	P/L _[7]	P	P	P	P	P	P
Repair services	P/L _[23] _[3]		P/L _[7]	P/L _[15] _[15]	P/L _[22] _[25]		P		P/L _[65] _[70]
Repossession services	P/L _[3]		P	P	P		P/L _[52] _[5]		P
Restaurants	P	P/L	P/L _[9]	P	P	P	P	P	P
Retail services and trade	P/L _[1]		P/L _[7]	P/L _[15] _[15]	P/L _[21]	P	P/L _[43]	P	P/L _[67]
Retirement housing		P		P	P		P	P	
Reupholster	P		P	P/L _[19]	P	P	P	P	P/L _[71]
Saws and filing shops			P			P	P/L _[52] _[5]		

TABLE 18.52.010B

COMMERCIAL ZONE PRIMARY USES

Use is:	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C	W-C
P: Permitted									
P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Secure community transition facilities							UUP/L ^[64, 65]		
Sewage treatment plants	UUP/L ^[64, 65]	UUP/L ^[64, 65]	UUP/L ^[64, 65]	UUP/L ^[64, 65]		UUP/L ^[64, 65]	UUP/L ^[64, 65]		UUP/L ^[64, 65]
Signs, manufacturing						P			
Self-storage/mini-warehouse leasing			P				P/L ^[44]	P/L ^[62]	
Services to buildings and dwellings	P/L ^[3]		P	P	P		P		P
Services, miscellaneous	P/L ^[3]		P/L ^[7]	P/L ^{[16][18]}	P/L ^[22]		P/L ^{[45][48]}	P/L ^[63]	P/L ^{[68][70]}
Solid waste handling facilities ^[65, 66]	UUP/L ^[64]	UUP/L ^[64]	UUP/L ^[64]	UUP/L ^[64]		UUP/L ^[64]	UUP/L ^[64]		UUP/L ^[64]
Spectator sports	CUP		CUP	P	P		P		P
Stadiums	CUP	CUP	CUP	CUP		CUP	CUP		CUP

TABLE 18.52.010B

COMMERCIAL ZONE PRIMARY USES

[illegible]

TABLE 18.52.010B

COMMERCIAL ZONE PRIMARY USES

Use is:	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C	W-C
P: Permitted									
P/L: Permitted, but with special limitations									
CUP: Conditional use review required									
UUP: Unclassified use review required									
Warehouse distribution centers, home deliveries			P			P	P/L _[52.5]		
Water transportation					CUP				
Welding repair	P/L _[21.3] [82]		P	P/L _[16] [82]	P/L _[82]	P	P		P/L _[68] [82]
Wholesale business			P			P	P/L _[52.5]	P/L _[66]	P/L _[77]
Wholesale trade and distribution of groceries _[90]				CUP					CUP

Notes:

- Limitations that correspond to the bracketed numbers [] are set forth below.
- Bracketed numbers listed next to the use in the right-hand column apply in all allowed zones.
- Uses and developments are also subject to the specific standards for each zone.
- Conditional and Unclassified Use Permit requirements may be found in chapter [18.140 DMMC](#).

Institutional Campus Zone

Every use locating in the I-C Zone is subject to the standards of chapter [18.95](#) DMMC.

...

7. This regulation applies to all parts of Table 18.52.010[B] that have a [7]. These uses shall be permitted only in conjunction with a mixed use development reviewed under a master plan pursuant to chapter 18.95 DMMC.

8. Mixed Use. In the I-C Zone, mixed use developments reviewed under a master plan pursuant to chapter 18.95 DMMC may incorporate structures containing single purpose multifamily residential buildings.

9. NAICS Sector 71 – Arts, Entertainment, and Recreation uses are permitted in the I-C Zone, with the exception of Amusement Parks and Arcades (7131) and Gambling Industries (7132).

...

84. These essential public facilities are permitted as Type IV quasi-judicial decision by the City Council in accordance with DMMC [18.20.080](#) and shall comply with chapters [18.140](#) and [18.255](#) DMMC.

85. These essential public facilities are a permitted use and do not require a CUP/UUP only when the City and the proponent agree to process the application with a development agreement in accordance with the provisions of chapter [18.255](#) DMMC.

89. Excluding family day care providers, subject to the following minimum conditions:

(a) A play yard or equipment yard shall not be located in any required side or front yard;

(b) All buildings and structures on the lot shall maintain a distance of not less than 20 feet from any property line that is common property line with single-family residential property. If a greater setback is specified in a particular zone then the setback requirements of the particular zone shall prevail over the minimum setback set forth in this subsection;

- (c) No day care center shall be located within 150 feet of a Highway Commercial Zone;
- (d) State licensing standards for such facilities, chapter [388-73](#) WAC, shall be met;
- (e) Such uses shall comply with the parking code requirements of chapter [18.210](#) DMMC.

Chapter 18.95 I-C INSTITUTIONAL CAMPUS ZONE

Sections

- [18.95.010](#) Title.
- [18.95.020](#) Application.
- [18.95.030](#) Purpose.
- [18.95.040](#) Authority.
- [18.95.050](#) Master plans.
- [18.95.060](#) Master plan decision criteria.
- [18.95.070](#) Master plan amendments.
- [18.95.080](#) Property development standards.
- [18.95.090](#) Performance standards.

18.95.010 Title.

This chapter shall be entitled "I-C Institutional Campus Zone." [Ord. 1591 § 237, 2014.]

18.95.020 Application.

This chapter shall apply to all areas zoned I-C Institutional Campus. [Ord. 1591 § 238, 2014.]

18.95.030 Purpose.

- (1) To provide a zoning district for colleges, universities, educational facilities, and retirement facilities.
- (2) To ensure that colleges, universities, educational facilities, and retirement facilities that occupy large sites are planned, designed, and managed in a way that minimizes impacts on adjacent areas.
- (3) To ensure that the expansion of existing institutional uses does not significantly adversely impact quality of life in adjacent residential areas. [Ord. 1591 § 239, 2014.]
- (4) To provide flexibility to allow for appropriate reuse of surplus institutional buildings and properties.

18.95.040 Authority.

This chapter is adopted pursuant to the provisions of chapters [35.63](#), [35A.63](#) and [36.70A](#) RCW and other applicable laws. [Ord. 1591 § 240, 2014.]

18.95.050 Master plans.

(1) Purpose. The purpose of the master plan is to define the development of property, promote compatibility with neighboring areas and benefit the community with flexibility and innovation. With the exception of those uses and standards contained in this section, all other aspects of development, redevelopment or expansion will be regulated as prescribed in this Title and other applicable codes.

(2) Master Plan Required. Master plan approval shall be required for all institutional uses with 150,000 square feet of total gross floor area or more. The calculation of the total gross floor area is calculated by combining the total gross floor area of all the buildings located within a contiguous campus area.

(3) Contents of Master Plan. A master plan shall consist of the following:

(a) Site plans drawn at a maximum scale of 1:40 and illustrating the following:

(i) Boundaries, dimensions, and acreage of the site;

(ii) Location of lot lines, rights-of-way, easements, and tracts within the site;

(iii) Location and nature of planned improvements to the vehicular and pedestrian circulation system within and abutting the site;

(iv) Location of planned buildings, structures, parking areas, and other improvements within the site;

(v) Location of proposed landscaped areas, recreation areas, and areas to be left undisturbed;

(b) Conceptual landscaping plans for all required landscaping areas, exterior boundaries, internal streets, and common open space areas. The conceptual landscaping plans shall be drawn at a maximum scale of 1:20 and shall be prepared by a licensed landscape architect;

(c) Conceptual utilities plan drawn at a maximum scale of 1:20;

(d) Environmental checklist;

Commented [LT1]: Parking to demonstrate compliance with chapter 18.210 DMMC – Loading Areas and Off-Street Parking

(e) Vicinity map(s) showing existing conditions within and surrounding the site including: land uses, zoning, buildings, vehicular and pedestrian circulation systems, existing topography indicated with five-foot contours, environmentally critical areas, and significant natural vegetation. The vicinity map shall be drawn at a maximum scale of 1:100;

(f) A narrative description of the proposal, including a discussion of how it is consistent with applicable Comprehensive Plan policies; how any off-site environmental impacts will be mitigated; and a description of planned improvements, including the maximum site coverage, maximum gross square feet of occupiable floor area and the maximum floor area to be occupied by different types of uses, maximum building height for each building location, the nature and extent of off-site improvements, and development phasing;

(g) A traffic analysis and report indicating the following: current and future traffic volumes and levels of service on the street system; planned and programmed traffic improvements and their relationship to any adopted state, local, and/or regional transportation plans or programs; anticipated traffic volumes and distribution; impacts generated by the proposal on future traffic volumes and levels of service; measures necessary to mitigate the proposal's effects on traffic and traffic systems, including the proposal's pro rata share of identified traffic improvements; a proposed transportation demand management (TDM) plan to reduce traffic impacts; and such other information as may be required by the City;

(h) A technical information report containing the elements required by the City's adopted surface water design manual;

(i) Covenants, conditions, and restrictions proposed by the applicant to control future development of the area subject to the master plan; and

(j) A sign program indicating the general location, dimensions, height, and materials of signs consistent with the requirements for a comprehensive sign review provided in Article III of chapter [18.200 DMMC](#).
[Ord. 1591 § 241, 2014.]

18.95.060 Master plan decision criteria.

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.

Commented [SC2]: Phasing plan required, including mitigation

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

(3) There is either sufficient capacity and infrastructure (e.g., roads, sidewalks, bike lanes) in the transportation system (motorized and nonmotorized) to safely support the development proposed 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.

(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.

(5) The master development plan proposal contains architectural design (including but not limited to building setbacks, insets, facade 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 consistent with this Title that minimize conflicts and create transitions between the proposal site and adjacent neighborhoods and between institutional uses and residential uses.

(6) The master plan development proposal incorporates the principles of Crime Prevention through Environmental Design (CPTED).

(7) The applicant shall demonstrate that proposed commercial or laboratory uses will be safe for the surrounding neighborhood and for other uses on the campus. [Ord. 1591 § 242, 2014.]

18.95.070 Master plan amendments.

(1) Minor amendments to an approved master development plan may be approved by the City Manager or the City Manager's designee if the amendment meets the development standards and criteria applicable to the zoning and requirements set forth in this section. Minor amendments include any revision or modification of the previously approved master development plan that would result in any one or more of the following:

- (a) An increase in the square footage of any proposed building or structure of greater than 10 percent but less than 15 percent; or

Commented [SC3]: Traffic and infrastructure will be considered with the master plan

Commented [LT4]: DMMC 18.95.080 – I-C Zone standards

Commented [LT5]: Chapter 18.195 DMMC – Landscaping and Screening

Commented [LT6]: Chapter 18.155 DMMC – Multi-Family Recreation Areas

Commented [LT7]: Chapter 18.210 DMMC – Loading Areas and Off-Street Parking

Commented [LT8]: Language from EPF chapter

(b) A change in the number of new parking spaces, parking spaces created by restriping existing parking areas and/or a combination of both, except for an increase in parking spaces for bicycles or electric vehicles or carpools that is greater than 10 percent but less than 15 percent; or

(c) A change in the original phasing timeline for mitigation of the master development plan; or

(d) Changes to building placement when located outside of the required setbacks and any required setbacks for critical areas; or

(e) A cumulative increase in impervious surface that is greater than 10 percent but less than 15 percent or a cumulative decrease in tree cover that is greater than 10 percent and less than 15 percent.

(2) Major amendments are changes that exceed the thresholds for a minor amendment or were not analyzed as part of an approved master development plan. Major amendments to an approved master development plan shall be processed as a new master plan. [Ord. 1591 § 243, 2014.]

18.95.080 Property development standards.

All properties zoned I-C shall be subject to the following development standards:

(1) The maximum building height for master plan sites of 10 acres or more shall be as follows:

(a) The maximum building height for multi-unit residential buildings shall be 85 feet as measured from the average finished grade.

(b) The maximum building height for all other buildings and structures shall be 65 feet as measured from the average finished grade.

(2) The maximum building height for master plan sites of less than 10 acres shall be as follows:

(a) The maximum building height for multi-unit residential buildings shall be 45 feet as measured from the average finished grade.

(b) The maximum building height for all other buildings and structures shall be 35 feet as measured from the average finished grade.

(3) Buildings with a height of 35 feet or less shall be set back a minimum of 20 feet from all property lines. Buildings with a height above 35 feet shall be set back 20 feet for the first 35 feet plus one foot for every two feet of height above 35 feet.

Commented [SC9]: Setback requirements vary by height, to provide greater setbacks for taller buildings.

(4) Buildings, parking areas, and other paved surfaces, exclusive of public rights-of-way and recreation areas developed and accessible to the public, shall cover no more than 75 percent of the building site. [Ord. 1591 § 244, 2014.]

18.95.090 Performance standards.

Every property within the I-C Zone shall conform to the following performance standards:

(1) Nuisances. No use, activity, or equipment shall be permitted which creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of odors, noise, sound, vibrations, dust, dirt, smoke, or other pollutants, noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials.

(2) Loading and Parking Areas.

(a) Loading areas shall be set back, recessed and/or screened so as not to be visible from adjacent public rights-of-way or properties designated as single-family, multifamily, or park by the City of Des Moines Comprehensive Plan.

(b) Load areas shall only be allowed between the rear lot line and the extension of the front facade of the principal structure, provided no loading areas are allowed between a building and a side street lot line.

(3) All uses shall conform to the off-street parking and loading area requirements as set forth in chapter [18.210](#) DMMC, or as hereinafter amended; provided, however, employee parking may be reduced through implementation of a transportation demand management (TDM) program.

(4) Landscaping.

(a) All uses shall conform to the landscaping and buffering requirements as set forth in chapter [18.195](#) DMMC.

(b) Landscaping shall be designed to achieve an aesthetically pleasing park-like setting; integrate landscaping in master plan design; preserve significant trees, particularly tree clusters; reinforce the relationship to its natural setting; soften building masses; provide visual screening from, and provide transition to, adjacent residential areas, and noise and wind buffering; define automobile and pedestrian circulation patterns; maintain and strengthen public vistas; provide screening for on-site parking areas,

and refuse and recycling receptacles; create functional and accessible active and passive outdoor activity spaces; and create linkages, where feasible, to City and regional parks and trail systems.

(5) **Trash and Recycling Receptacles.** Trash and recycling receptacles shall be a minimum of 15 feet from any properties designated as single-family, multifamily, or park by the City of Des Moines Comprehensive Plan.

(6) **Exterior Mechanical Devices.** Air conditioners, heating, cooling, ventilating equipment, pumps and heaters and all other mechanical devices shall be screened from surrounding properties and streets and shall comply with the maximum environmental noise levels established by chapter [173-60](#) WAC as presently constituted or as may be subsequently amended.

(7) **Exterior Lighting.**

(a) Lighting shall comply with the Zone 2 requirements for exterior light established by the 2009 Washington State Energy Code as presently adopted or as subsequently amended.

(b) Lighting shall be fully shielded in such a manner that the bottom edge of the shield shall be below the light source so no light is emitted above the horizontal plane of the lighting fixture.

(c) Ground-mounted floodlighting shall only be used to illuminate landscaping areas, accentuate key architectural features or illuminate flag poles.

(d) Exterior lighting shall provide a minimum of at least 1.5 foot-candles for parking lots and walkways.

(e) Exterior lighting shall be less than 0.2 foot-candles at the property lines which abut properties designated as single-family, multifamily, or park by the Des Moines Comprehensive Plan.

(f) A photometric plan and exterior lighting summary shall be required and shall be submitted as part of the building permit application. [Ord. 1591 § 245, 2014.]

Date: May 24, 2018

To: Council Economic Development Committee

From: Denise Lathrop, AICP – Community Development Manager

RE: Laborers Union Project and Zoning Discussion

Purpose

The purpose of this memorandum is to provide the Council Economic Development Committee with information related to a potential development within the Pacific Ridge Neighborhood and discuss challenges related to the current development regulations articulated by the Laborers Union and Compass Housing.

Background

The Laborers Union Local 242 is partnering with Compass Housing Alliance to develop a low income housing project on their property located at 22247 Pacific Highway South (refer to Figure 1). The property is 46,118 SF in size and is zoned PR-C Pacific Ridge Commercial.

As presented at the April 12, 2018 City Council meeting and discussed with staff at a subsequent meeting, the proposed project would serve military veterans, people earning 30-50% of area median income (AMI) and the homeless. Social services dedicated to the tenants would be provided on site. Career/training opportunities would be utilized through the Laborers Union apprentice programs at their adjacent facility located at 22323 Pacific Highway S. Of note is the “Helmets to Hard Hats” retraining program for veterans.

Multifamily residential uses are permitted within the PR-C Zone in conjunction with a mixed use project. The code requires that at least 75% of the ground floor be dedicated to commercial uses and that dwellings may not be located on the ground floor. There is flexibility for the City Manager, by formal action, to waive or modify this mixed use requirement for commercial uses, upon approval of a plan that is consistent with the legislative intent to maximize ground floor commercial activity. As currently proposed, the social services element of the project would not meet the 75% requirement, and the project concept does not include providing these services to the public. The applicant could apply for a reduction, based on provision of ground floor space meeting the legislative intent of the code, such as social or veteran’s service provider offices or similar uses, and these uses would need to serve some segment of the public. The potential applicants have requested an amendment to eliminate the commercial space requirement.

Another challenge articulated by the potential applicants for this project is the private recreation area requirements per DMMC 18.135.060(d)(ii). This requires the provision of 40 square feet of private recreation space per dwelling unit, with the space directly adjacent and accessible from each unit. This is lower than what is required under chapter 18.155 DMMC – Multifamily Recreation Areas (60 SF/DU); however, it still creates a challenge for affordable housing projects.

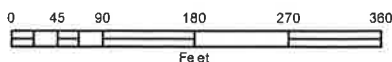
Any zoning code amendments would apply throughout the PR-C zone. An amendment to the recreational space requirement could be written to apply to certain types of projects (e.g. affordable housing). Additional flexibility could be provided in how the recreation space requirement is satisfied, allowing provision of more common recreation space in lieu of the private recreation space.

Staff looks forward to a discussion with the Committee.

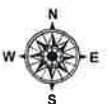


**City of Des Moines
GIS Viewer**

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Map Generated: May 18, 2013



* This map is not suitable
for site-specific analysis
or for utility location *



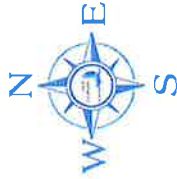


Development Activity

1st Quarter 2018

- Project Complete
- Under Construction
- Building Permit Approved/Issued
- Building Application Submitted
- Design Review Approved
- Master Plan/PUD Approved
- Final Plat Approved
- Preliminary Plat Approved
- Land Use Application Submitted
- Pre-Application/Pre-Design
- Potential Development

NOTES:



Development Services Division
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