

City of Des Moines

Pacific Ridge Window Tour

10am Saturday December 1st 2012

City Hall Chambers, 21630 11th Ave S



OBJECTIVE

Identify Pacific Ridge development priorities, and action steps to achieve revitalization goals

ATTENDEES

Council Members: Carmen Scott, Matt Pina, Jeanette Burrage

Development Consultant: James Mueller & Assoc. LLC

Real Estate Community Participants:

Mark Johnson, Joe Alhadeff, BJ Bjorneby, Howard Montoure

City Manager: Tony Piasecki

City Staff: Denise Lathrop, Robert Ruth, Marion Yoshino

AGENDA

Welcome and Introductions - 10am *Tony Piasecki*

Background Briefing - 10:15am *Marion Yoshino*

Pacific Ridge Tour via Bus - 10:30am *City Staff et al*

Lunch Break - 11:30am

Member Discussion, Q&A - 12 Noon

- *Current state of the area, future trends*
- *Best strategies for addressing development goals*

Conclusion - 2pm

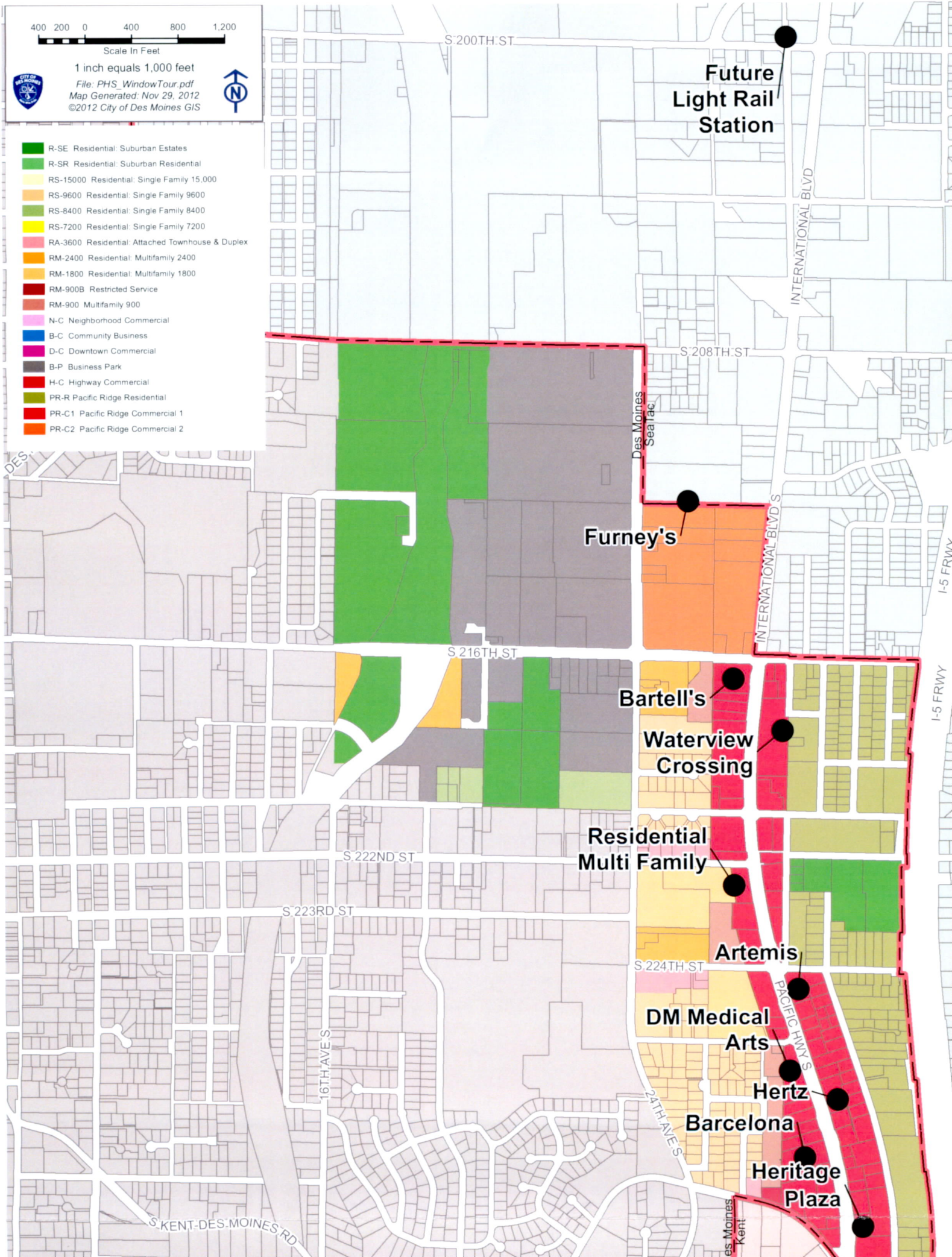
400 200 0 400 800 1,200
Scale In Feet

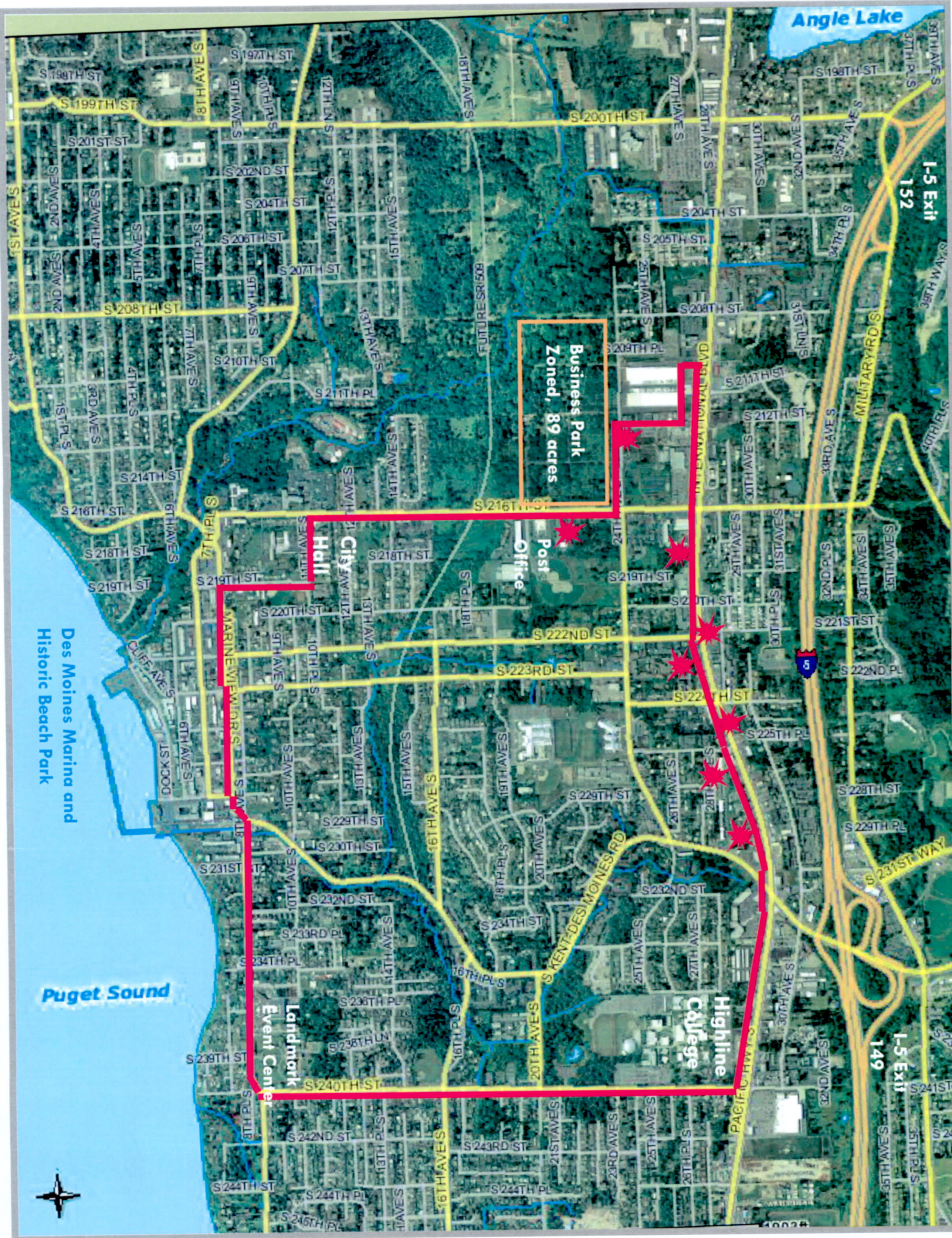
1 inch equals 1,000 feet

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Map Generated: Nov 29, 2012
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- R-SE Residential: Suburban Estates
- R-SR Residential: Suburban Residential
- RS-15000 Residential: Single Family 15,000
- RS-9600 Residential: Single Family 9600
- RS-8400 Residential: Single Family 8400
- RS-7200 Residential: Single Family 7200
- RA-3600 Residential: Attached Townhouse & Duplex
- RM-2400 Residential: Multifamily 2400
- RM-1800 Residential: Multifamily 1800
- RM-900B Restricted Service
- RM-900 Multifamily 900
- N-C Neighborhood Commercial
- B-C Community Business
- D-C Downtown Commercial
- B-P Business Park
- H-C Highway Commercial
- PR-R Pacific Ridge Residential
- PR-C1 Pacific Ridge Commercial 1
- PR-C2 Pacific Ridge Commercial 2





Angle Lake

I-5 Exit 152

Business Park
Zoned, 89 acres

City Hall

Office Post

Highline College

Event Center

Des Moines Marina and
Historic Beach Park

Puget Sound

I-5 Exit 149



MAP # 2

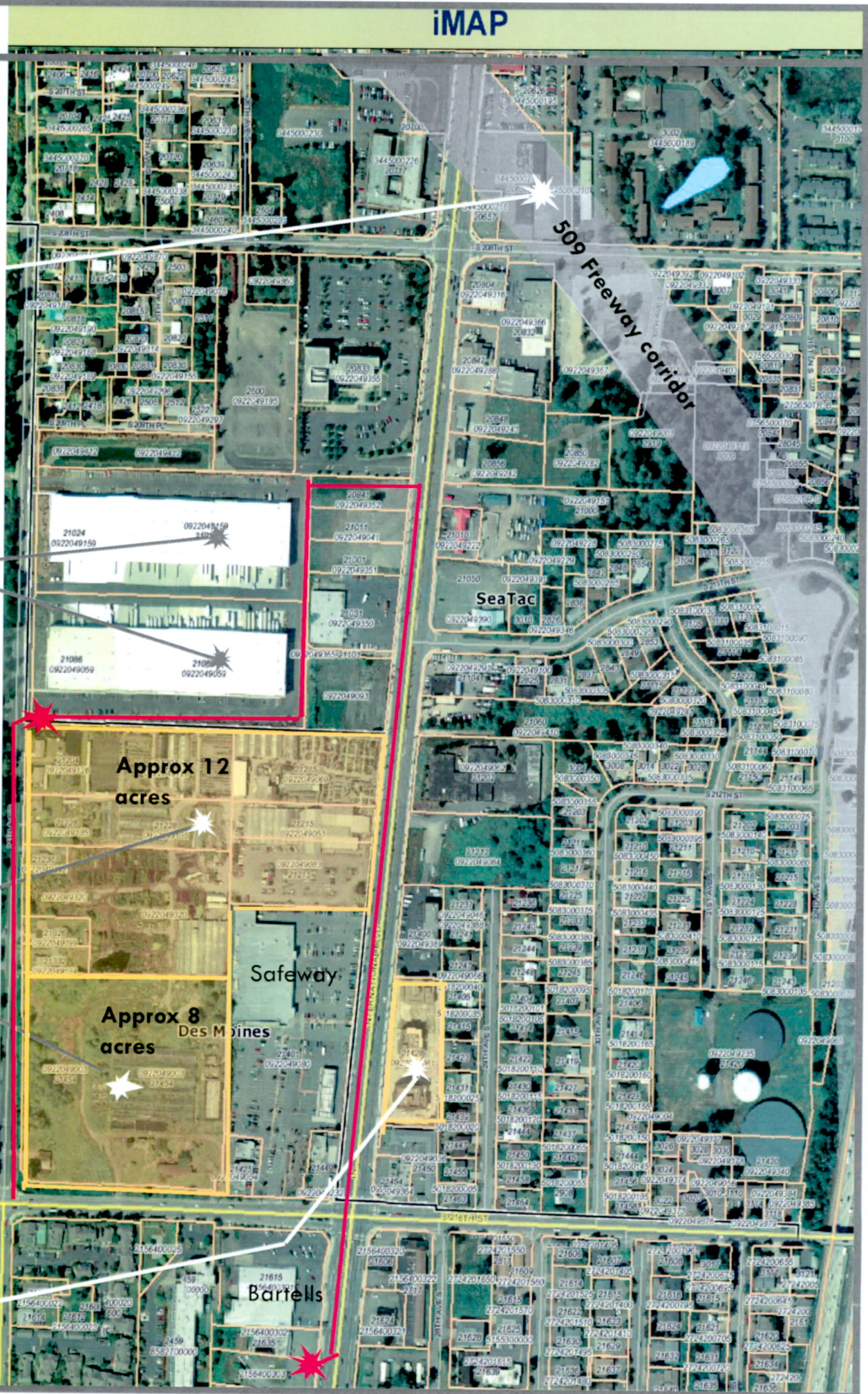
iMAP

Potential
509
Freeway
connection
to I-5

Warehouses
& offices
Prologis
(100% occupancy)

Development
Potential
Furney
Ono

New Construction
Viewpoint Apts
Three buildings
4 stories 90 units



Sold 1/2011
Bartell's

**Redevelopment
Potential**

**Undeveloped Land
2.41 ac.**

**For Sale
Vacant Land
10.46 ac.**

**Waterview
Crossing**

**Auto Related
Services
Bjorneby**

**For Sale
land 1.86 ac.
PHS 220th**

**For Sale
land .54 acre
2628 so. 222nd St.**

Sold 9/2012
**Bldg on 1.08 ac.
(was House of Art)**

**To be Built
Artemis Hotel**



MAP # 4

iMAP

To be Built
Artemis
Hotel

Houser
State Farm Bldg

New
Construction
Medical Arts
Bldg

Developable
Vacant Land
1.07 ac.
Olympic Ridge
View LLC

Bank Owned
land 1.76 ac.
Central Pacific
Bank, Hawaii

For Sale
was Blockhouse
Restaurant

For Sale or Lease
Bldg on 1.40 ac.
former Hertz
Rentals site

For Sale or Lease
Bldg on 1.49 ac.
Heritage Plaza
commercial Bldg
& RM zoned land



Pacific Ridge Window Tour

Participant Policy Questions

- What are the impediments to healthy development in the area?
- What is positive about the City's actions to date?
Negative?
- What uses should the City allow/encourage?
(creative uses not yet considered?)
- What further steps can be taken to expedite revitalization?