

RESOLUTION NO. 1372

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, setting a public hearing date for a draft ordinance relating to City land use and development regulations, and amending chapters 18.15, 18.190 and 18.195 DMMC to minimize the impact on property owners and tenants affected by the acquisition of right of way by Sound Transit and project design for the Federal Way Link Extension through Des Moines, a regional essential public transportation facility.

WHEREAS, the City Council acting through its standing committees directed City staff to prepare an ordinance for its consideration that minimizes the impact of the acquisition of private property for the Federal Way Link Extension (FWLE), a regional essential public transportation facility, while helping to facilitate the project, engage the Pacific Ridge Neighborhood and minimize project costs, and

WHEREAS, the DMMC requires a twenty-five foot landscape buffer and a five foot berm for the portions of the FWLE adjacent to freeways, and

WHEREAS, a five foot berm with standard three to one side slopes would result in a thirty-five foot width exceeding the twenty-five foot width currently required, and

WHEREAS, the FWLE guideway design includes a concrete noise wall throughout most of Pacific Ridge with a minimum height of six feet to buffer the measured noise from the light rail train, SR 509 extension and I-5 traffic, and

WHEREAS, Sound Transit prefers a guideway edge design that includes a sound wall with architectural treatment, a five foot cleared maintenance access strip, a Sound Transit-maintained generally ten foot landscape width to minimize the amount of right of way to be acquired from abutting property owners and also minimize project costs, and

WHEREAS, the City Council notes that Pacific Ridge is the most heavily impacted neighborhood along the entire FWLE project in terms of private property acquisitions and desires to minimize to the extent possible the impacts of right of way acquisitions on single and multi-family properties, and

WHEREAS, the City Council desires that the FWLE design represent the highest possible quality of urban and landscape design as validated by affected property owners and the Pacific Ridge Neighborhood, that it is a strong, complementary and integrating amenity of the Pacific Ridge Neighborhood, and that the landscape be tall and dense while incorporating Crime Prevention Through Environmental Design (CPTED) principles and features, and

WHEREAS, each of the 44 residential parcels acquired in whole or in part along the Des Moines portion of the FWLE are uniquely impacted by the right of way acquisition and design requiring administrative flexibility in the application of the DMMC and design of the FWLE, and

WHEREAS, at the May 18, 2017 City Council Public Safety and Transportation Committee and the June 8, 2017 Finance and Economic Development Committee, staff discussed how the City's development regulations currently in effect would affect the acquisition of private property and property remaining after the acquisitions, and

WHEREAS, on August 7, 2017, August 14, 2017 and September 6, 2017, public or homeowners association meetings were held at where staff discussed how the City's development regulations currently in effect would affect the acquisition of private property and property remaining after the acquisitions, and

WHEREAS, at the August 7, 2017, August 14, 2017 and September 6, 2017 meetings, those in attendance were generally in favor of the proposed changes in this Ordinance as long as it provided options to the property owners impacted by the acquisition and aesthetically pleasing landscaping, and

WHEREAS, a public hearing is necessary to receive public comment regarding amendments to Title 18 DMMC, and

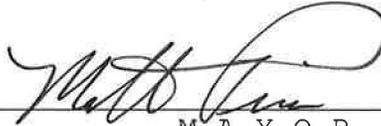
WHEREAS, a public hearing is required for adoption of an ordinance which amends portions of Title 18 DMMC commonly referred to as the Zoning Code; now therefore,

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

The matter of a draft ordinance relating to the City land use and development regulations, and amending chapters 18.15, 18.190 and 18.195 DMMC to minimize the impact on property owners and tenants affected by the acquisition of right of way by Sound Transit and project design for the Federal Way Link Extension through Des Moines, a regional essential public transportation facility, is set for a public hearing before the City Council on Thursday, December 7, 2017, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 21630 11th Avenue South, Suite B, Des Moines, Washington.

ADOPTED BY the City Council of the City of Des Moines, Washington this 9th day of November, 2017 and signed in authentication thereof this 9th day of November, 2017.


M A Y O R

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Clerk