

**CITY MANAGER'S EXECUTIVE ORDER NO. 07-005
CITY OF DES MOINES**

AN EXECUTIVE ORDER OF THE CITY MANAGER OF THE CITY OF DES MOINES establishing the *Pacific Ridge Redevelopment Incentive Program* to further the goals and objectives established by the Pacific Ridge Neighborhood Improvement Plan and to provide additional incentives to encourage redevelopment in the Pacific Ridge, effective **January 1, 2008**.

RECITALS

WHEREAS, DMMC 12.04.100 provides that the fee for right-of-way permits issued by the City under the authority of Chapter 12.04 DMMC shall be established by the City Manager.

WHEREAS, DMMC 14.04.080 provides that the fee for any permit issued by the City under the authority of Title 14 DMMC shall be established by the City Manager, and

WHEREAS, DMMC 16.04.260 provides that the fee for a State Environmental Policy Act (SEPA) determination issued by the City under the authority of Title 16 DMMC shall be established by the City Manager, and

WHEREAS, DMMC 17.40.010 provides that the fee for any approval issued by the City under the authority of Title 17 DMMC shall be established by the City Manager, and

WHEREAS, DMMC 18.58.050 provides that "the City Manager may adopt by executive order procedural rules for the efficient implementation of this chapter" [Chapter 18.58 DMMC – Design Review], and

WHEREAS, DMMC 18.64.050 provides that "fees for the following land use applications are established by the City Manager

- (a) Change of zone;
- (b) Unclassified use permit;
- (c) Planned unit development;
- (d) Variance;
- (e) Conditional use permit;
- (f) Comprehensive plan amendment

WHEREAS, DMMC 18.31.010 provides that the purpose of the Pacific Ridge Zone is "to provide development regulations that will promote redevelopment of Pacific Ridge properties in order to create attractive, safe, and desirable areas to work and reside," and

WHEREAS, Policy 11-03-02 of the Pacific Ridge Element of the Des Moines Comprehensive Plan provides that the City should “[E]ncourage increased building heights in this neighborhood to enhance land value, promote redevelopment, expand view opportunities, and to accommodate household growth targets specified by the Countywide Planning Polices for King County,” and

WHEREAS, Policy 11-03-06 of the Pacific Ridge Element of the Des Moines Comprehensive Plan provides that the City should “[E]nsure that development requirements, land use review procedures, and mitigation measures do not unnecessarily hinder redevelopment. Utilize innovative land use review techniques/procedures to minimize timeframes and uncertainty during permit review. Examples of such techniques/procedures include: streamlined environmental review; optional DNS; impact fees, etc.” within the Pacific Ridge, and

WHEREAS, Policy 11-03-07 of the Pacific Ridge Element of the Des Moines Comprehensive Plan provides that the City should “promote redevelopment of Pacific Ridge properties to attract new or expanded businesses and commercial development to Pacific Ridge,,” and

WHEREAS, Strategy 11-04-02 of the Pacific Ridge Element of the Des Moines Comprehensive Plan provides that the City should “[E]ncourage land assemblage ... so that larger-scale development proposals can be considered ...”, and

WHEREAS, given the size of the large scale projects envisioned in the Pacific Ridge, the City will achieve an economy of scale allowing the City to recover the cost of land use and building permitting at a lower rate than needed for smaller scale projects, and

WHEREAS, the area identified as the Pacific Ridge Neighborhood meets the standard of a blighted area as defined in RCW 35.81.015, and

WHEREAS, encouraging redevelopment in the Pacific Ridge is in the best interest of the public health, safety or welfare of the City’s citizens, **NOW THEREFORE.**

It is hereby **ORDERED** as follows:

1. The Pacific Ridge Redevelopment Incentive Program is established in the Pacific Ridge Neighborhood as identified in the Des Moines Comprehensive Plan;
2. The Incentive Program shall reduce fees for design review, environmental review, subdivision, planned unit development, short subdivision and lot line adjustment, engineering plan review, building plan check and building permit, land clearing, grading or filling, mechanical, electrical and plumbing permit, and right of way permits by 20%, provided that the individual permit applications contain a minimum of 50,000 square feet

of commercial or residential development or a combination thereof, excluding the area necessary for any required parking. The Incentive Program shall not apply to any fee established by ordinance or by another agency including transportation impact fees, park in-lieu fees, South King Fire & Rescue review fees, surface water management hook up fees or business licenses and taxes. The Incentive Program shall also not include the cost for any third-party review.

3. The Incentive Program shall apply to the first group of tenant improvements provided that the building was constructed as a "shell building." All future tenant improvements regardless of size shall comply with the City wide fee schedules.
4. The Incentive Program is only available to the first 3,125,000 square feet of occupiable commercial development (excluding the area necessary for any required parking) and 5,541 residential units. Once the allotments are exhausted this Incentive Program will cease unless additional allotments are added by executive order of the City Manger.
5. Fees for development activity that qualify for the Incentive Program will be assessed in accordance with the Development Services Fee Schedule for Pacific Ridge (Exhibit A), the Building Permits Fee Schedule for Pacific Ridge (Exhibit B), Right-of-way Permit Fee Schedule for Pacific Ridge (Exhibit C).

DATED this 31st day of December, 2007.



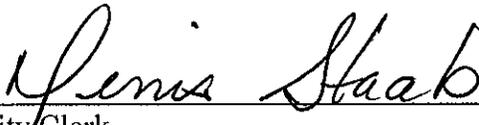
Anthony A. Piasecki
City Manager
City of Des Moines

APPROVED AS TO FORM:



City Attorney

ATTEST:



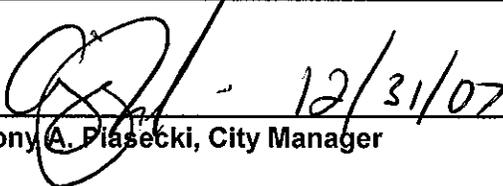
City Clerk

CITY OF DES MOINES
QUALIFYING PACIFIC RIDGE REDEVELOPMENT PROJECTS
FEE SCHEDULE (see page 2 for details)

MISCELLANEOUS FEES AND SERVICES			
G.I.S. SERVICES			PHOTOCOPIES*
Hourly Labor Rate	\$85.00*		8.5 x 11 per page \$0.10
*Materials and Copy Medium (disks, etc.) are at cost			8.5 x 14 per page \$0.15
			11 x 17 per page \$0.25
			Plan size copies per page \$5.00
			*nominal copy quantities are done in-house at above rates. More extensive copying is outsourced and will be charged private vendor rates with payment in advance.
APPEALS			APPLICATION CHANGES, REVISIONS, OR RE-SUBMITTALS \$150.00*
Administrative Decisions	\$800.00		
Hearing Examiner Decisions	\$1350.00*		
Court Filing Fee	\$ 500.00*		
*plus labor cost for transcript preparation at \$70.00/hour.			
AUTOMATION FEES			*Plus 10% of the original base application fee for each resubmittal, change, or revision filed. Also, extra fees only apply to applicant initiated changes or revisions or when more than 1 resubmittal is filed in response to staff comments.
Single Family Residential	\$10.00		
Commercial	\$25.00		
PRE-APPLICATION MEETINGS			LEGAL LOT OF RECORD RESEARCH \$250.00*
First or Second Meeting	No Fee		
Each Meeting after Second Meeting	\$350.00		
			*plus \$55.00/hour for research in excess of 3 hours.
PLANNING AND LAND USE SERVICES			
CONDITIONAL USE PERMITS \$4,400.00		UNCLASSIFIED USE PERMITS \$6,000.00	
COMPREHENSIVE PLAN AMENDMENTS \$2,000.00		ZONE RECLASSIFICATIONS* \$6,800.00	
		*Reclassifications which Achieve Consistency with the Comprehensive Plan \$960.00	
SUBDIVISION AND LAND ALTERATION SERVICES			
LOT LINE ADJUSTMENTS		PLANNED UNIT DEVELOPMENTS (PUD'S)	
Lot Consolidations	\$1,040.00	Preliminary	\$6800.00*
Encroachment Resolution/Minor	\$1,760.00		**+ \$.08/ sq.ft. of total lot area
Reorientations/Other	\$2,760.00	Final	\$3,200.00
SUBDIVISIONS		MODIFIED SUBDIVISIONS	
Preliminary Plats	\$6,800.00	Preliminary	\$6800.00*
Final Plats	\$3,200.00		**+ \$.08/ sq.ft. of total lot area
		Final	\$3,200.00
SHORT SUBDIVISIONS		BINDING SITE PLANS	
Preliminary Short Plats	\$4,680.00	Preliminary	\$6800.00*
Final Short Plats	\$1,750.00		**+ \$.08/ sq.ft. of total lot area
		Final	\$3,200.00
MODIFIED SHORT SUBDIVISIONS		MASTER PLAN REVIEW	
Preliminary	\$6800.00*	North Subarea	\$6,800.00
	**+ \$.08/ sq.ft. of total lot area	South Subarea	\$4,680.00
Final	\$3,200.00		

ENVIRONMENTAL SERVICES			
ENVIRONMENTAL REVIEWS			CRITICAL AREAS REVIEWS
S. F. Residential (per lot)	\$520.00		Single Family Residential \$2,800.00
All Other Uses	3600.00*		Other \$3,600.00
* + \$.28/ sq. ft. of occupiable gross floor area of building			LAND CLEARING, GRADING, OR FILLING PERMITS \$1,200.00*
SHORELINE PERMITS			* + \$.12/ sq. ft. of land area affected (first 50,000 sq.ft.) and
Conditional Shoreline Permit or Variance	\$4,400.00		* + \$.04/ sq. ft. of land area affected (over 50,000 sq.ft.)
Substantial Development Permit	\$2,800.00		
Shoreline Exemption	\$140.00		
ZONING COMPLIANCE AND PLAN REVIEW SERVICES			
DESIGN REVIEWS-- Signs			DESIGN REVIEWS-- New Construction/Use
Sign Face Replacement	\$50.00		Single Family Residential \$600.00
Non Electrical Wall Signs	\$120.00		Accessory Living Quarters \$760.00
Electrical Wall and Freestanding Signs	\$320.00		All Other Uses \$4400.00*
VARIANCES			* + \$.52/ sq. ft. (first 10,000 sq. ft.) and
Single Family Residential	\$2,800.00		+ \$.36/ sq. ft. (10,000-35,000 sq. ft.) and
Other	\$4,400.00		+ \$.20/ sq. ft. (over 35,000 sq. ft.)
			[all sq. ft. is based on occupiable gross floor area of building]

Effective January 1, 2008

 - 12/31/07
 Anthony A. Plasecki, City Manager

The Fee Incentive Program is only available for development proposals located within the Pacific Ridge Redevelopment Neighborhood Area that propose a minimum of 50,000 square feet of occupiable commercial and/or residential building area. This incentive program is also limited to the first 3,125,000 square feet of occupiable commercial and residential building area (excluding the area necessary for any required parking) and 5,541 residential units.

PACIFIC RIDGE PLAN CHECK AND PERMIT FEE TABLE

Effective 01/01/08

*) * The purpose of this form is to provide basic information in order for the applicant to estimate the permit fee cost.

VALUATION	PLAN CHECK	PERMIT FEE	VALUATION	PLAN CHECK	PERMIT FEE
			31,001 - 32,000	305.68	470.28
			32,001 - 33,000	312.78	481.20
			33,001 - 34,000	319.88	492.12
			34,001 - 35,000	326.98	503.04
			35,001 - 36,000	334.07	513.96
			36,001 - 37,000	341.17	524.88
			37,001 - 38,000	348.27	535.80
			38,001 - 39,000	355.37	546.72
			39,001 - 40,000	362.47	557.64
			40,001 - 41,000	369.56	568.56
			41,001 - 42,000	376.66	579.48
			42,001 - 43,000	383.76	590.40
			43,001 - 44,000	390.86	601.32
			44,001 - 45,000	397.96	612.24
			45,001 - 46,000	405.05	623.16
1 - 2,000	56.47	86.88	46,001 - 47,000	412.15	634.08
2,001 - 3,000	65.21	100.32	47,001 - 48,000	419.25	645.00
3,001 - 4,000	73.94	113.76	48,001 - 49,000	426.35	655.92
4,001 - 5,000	82.68	127.20	49,001 - 50,000	433.45	666.84
5,001 - 6,000	91.42	140.64	50,001 - 51,000	438.91	675.24
6,001 - 7,000	100.15	154.08	51,001 - 52,000	444.37	683.64
7,001 - 8,000	108.89	167.52	52,001 - 53,000	449.83	692.04
8,001 - 9,000	117.62	180.96	53,001 - 54,000	455.29	700.44
9,001 - 10,000	126.36	194.40	54,001 - 55,000	460.75	708.84
10,001 - 11,000	135.10	207.84	55,001 - 56,000	466.21	717.24
11,001 - 12,000	143.83	221.28	56,001 - 57,000	471.67	725.64
12,001 - 13,000	152.57	234.72	57,001 - 58,000	477.13	734.04
13,001 - 14,000	161.30	248.16	58,001 - 59,000	482.59	742.44
14,001 - 15,000	170.04	261.60	59,001 - 60,000	488.05	750.84
15,001 - 16,000	178.78	275.04	60,001 - 61,000	493.51	759.24
16,001 - 17,000	187.51	288.48	61,001 - 62,000	498.97	767.64
17,001 - 18,000	196.25	301.92	62,001 - 63,000	504.43	776.04
18,001 - 19,000	204.98	315.36	63,001 - 64,000	509.89	784.44
19,001 - 20,000	213.72	328.80	64,001 - 65,000	515.35	792.84
20,001 - 21,000	222.46	342.24	65,001 - 66,000	520.81	801.24
21,001 - 22,000	231.19	355.68	66,001 - 67,000	526.27	809.64
22,001 - 23,000	239.93	369.12	67,001 - 68,000	531.73	818.04
23,001 - 24,000	248.66	382.56	68,001 - 69,000	537.19	826.44
24,001 - 25,000	257.40	396.00	69,001 - 70,000	542.65	834.84
25,001 - 26,000	263.09	404.76	70,001 - 71,000	548.11	843.24
26,001 - 27,000	270.19	415.68	71,001 - 72,000	553.57	851.64
27,001 - 28,000	277.29	426.60	72,001 - 73,000	559.03	860.04
28,001 - 29,000	284.39	437.52	73,001 - 74,000	564.49	868.44
29,001 - 30,000	291.49	448.44	74,001 - 75,000	569.95	876.84
30,001 - 31,000	298.58	459.36	75,001 - 76,000	575.41	885.24

PACIFIC RIDGE PLAN CHECK AND PERMIT FEE TABLE

Effective 01/01/08

VALUATION	PLAN CHECK	PERMIT FEE	VALUATION	PLAN CHECK	PERMIT FEE
76,001 - 77,000	580.87	893.64	121,001 - 122,000	826.57	1,271.64
77,001 - 78,000	586.33	902.04	122,001 - 123,000	832.03	1,280.04
78,001 - 79,000	591.79	910.44	123,001 - 124,000	837.49	1,288.44
79,001 - 80,000	597.25	918.84	124,001 - 125,000	842.95	1,296.84
80,001 - 81,000	602.71	927.24	125,001 - 126,000	848.41	1,305.24
81,001 - 82,000	608.17	935.64	126,001 - 127,000	853.87	1,313.64
82,001 - 83,000	613.63	944.04	127,001 - 128,000	859.33	1,322.04
83,001 - 84,000	619.09	952.44	128,001 - 129,000	864.79	1,330.44
84,001 - 85,000	624.55	960.84	129,001 - 130,000	870.25	1,338.84
85,001 - 86,000	630.01	969.24	130,001 - 131,000	875.71	1,347.24
86,001 - 87,000	635.47	977.64	131,001 - 132,000	881.17	1,355.64
87,001 - 88,000	640.93	986.04	132,001 - 133,000	886.63	1,364.04
88,001 - 89,000	646.39	994.44	133,001 - 134,000	892.09	1,372.44
89,001 - 90,000	651.85	1,002.84	134,001 - 135,000	897.55	1,380.84
90,001 - 91,000	657.31	1,011.24	135,001 - 136,000	903.01	1,389.24
91,001 - 92,000	662.77	1,019.64	136,001 - 137,000	908.47	1,397.64
92,001 - 93,000	668.23	1,028.04	137,001 - 138,000	913.93	1,406.04
93,001 - 94,000	673.69	1,036.44	138,001 - 139,000	919.39	1,414.44
94,001 - 95,000	679.15	1,044.84	139,001 - 140,000	924.85	1,422.84
95,001 - 96,000	684.61	1,053.24	140,001 - 141,000	930.31	1,431.24
96,001 - 97,000	690.07	1,061.64	141,001 - 142,000	935.77	1,439.64
97,001 - 98,000	695.53	1,070.04	142,001 - 143,000	941.23	1,448.04
98,001 - 99,000	700.99	1,078.44	143,001 - 144,000	946.69	1,456.44
99,001 - 100,000	706.45	1,086.84	144,001 - 145,000	952.15	1,464.84
100,001 - 101,000	711.91	1,095.24	145,001 - 146,000	957.61	1,473.24
101,001 - 102,000	717.37	1,103.64	146,001 - 147,000	963.07	1,481.64
102,001 - 103,000	722.83	1,112.04	147,001 - 148,000	968.53	1,490.04
103,001 - 104,000	728.29	1,120.44	148,001 - 149,000	973.99	1,498.44
104,001 - 105,000	733.75	1,128.84	149,001 - 150,000	979.45	1,506.84
105,001 - 106,000	739.21	1,137.24	150,001 - 151,000	1,031.52	1,586.96
106,001 - 107,000	744.67	1,145.64	151,001 - 152,000	1,037.24	1,595.76
107,001 - 108,000	750.13	1,154.04	152,001 - 153,000	1,042.96	1,604.56
108,001 - 109,000	755.59	1,162.44	153,001 - 154,000	1,048.68	1,613.36
109,001 - 110,000	761.05	1,170.84	154,001 - 155,000	1,054.40	1,622.16
110,001 - 111,000	766.51	1,179.24	155,001 - 156,000	1,060.12	1,630.96
111,001 - 112,000	771.97	1,187.64	156,001 - 157,000	1,065.84	1,639.76
112,001 - 113,000	777.43	1,196.04	157,001 - 158,000	1,071.56	1,648.56
113,001 - 114,000	782.89	1,204.44	158,001 - 159,000	1,077.28	1,657.36
114,001 - 115,000	788.35	1,212.84	159,001 - 160,000	1,083.00	1,666.16
115,001 - 116,000	793.81	1,221.24	160,001 - 161,000	1,088.72	1,674.96
116,001 - 117,000	799.27	1,229.64	161,001 - 162,000	1,094.44	1,683.76
117,001 - 118,000	804.73	1,238.04	162,001 - 163,000	1,100.16	1,692.56
118,001 - 119,000	810.19	1,246.44	163,001 - 164,000	1,105.88	1,701.36
119,001 - 120,000	815.65	1,254.84	164,001 - 165,000	1,111.60	1,710.16
120,001 - 121,000	821.11	1,263.24	165,001 - 166,000	1,117.32	1,718.96

PACIFIC RIDGE PLAN CHECK AND PERMIT FEE TABLE

Effective 01/01/08

VALUATION	PLAN CHECK	PERMIT FEE	VALUATION	PLAN CHECK	PERMIT FEE
166,001 - 167,000	1,123.04	1,727.76	211,001 - 212,000	1,380.44	2,123.76
167,001 - 168,000	1,128.76	1,736.56	212,001 - 213,000	1,386.16	2,132.56
168,001 - 169,000	1,134.48	1,745.36	213,001 - 214,000	1,391.88	2,141.36
169,001 - 170,000	1,140.20	1,754.16	214,001 - 215,000	1,397.60	2,150.16
170,001 - 171,000	1,145.92	1,762.96	215,001 - 216,000	1,403.32	2,158.96
171,001 - 172,000	1,151.64	1,771.76	216,001 - 217,000	1,409.04	2,167.76
172,001 - 173,000	1,157.36	1,780.56	217,001 - 218,000	1,414.76	2,176.56
173,001 - 174,000	1,163.08	1,789.36	218,001 - 219,000	1,420.48	2,185.36
174,001 - 175,000	1,168.80	1,798.16	219,001 - 220,000	1,426.20	2,194.16
175,001 - 176,000	1,174.52	1,806.96	220,001 - 221,000	1,431.92	2,202.96
176,001 - 177,000	1,180.24	1,815.76	221,001 - 222,000	1,437.64	2,211.76
177,001 - 178,000	1,185.96	1,824.56	222,001 - 223,000	1,443.36	2,220.56
178,001 - 179,000	1,191.68	1,833.36	223,001 - 224,000	1,449.08	2,229.36
179,001 - 180,000	1,197.40	1,842.16	224,001 - 225,000	1,454.80	2,238.16
180,001 - 181,000	1,203.12	1,850.96	225,001 - 226,000	1,460.52	2,246.96
181,001 - 182,000	1,208.84	1,859.76	226,001 - 227,000	1,466.24	2,255.76
182,001 - 183,000	1,214.56	1,868.56	227,001 - 228,000	1,471.96	2,264.56
183,001 - 184,000	1,220.28	1,877.36	228,001 - 229,000	1,477.68	2,273.36
184,001 - 185,000	1,226.00	1,886.16	229,001 - 230,000	1,483.40	2,282.16
185,001 - 186,000	1,231.72	1,894.96	230,001 - 231,000	1,489.12	2,290.96
186,001 - 187,000	1,237.44	1,903.76	231,001 - 232,000	1,494.84	2,299.76
187,001 - 188,000	1,243.16	1,912.56	232,001 - 233,000	1,500.56	2,308.56
188,001 - 189,000	1,248.88	1,921.36	233,001 - 234,000	1,506.28	2,317.36
189,001 - 190,000	1,254.60	1,930.16	234,001 - 235,000	1,512.00	2,326.16
190,001 - 191,000	1,260.32	1,938.96	235,001 - 236,000	1,517.72	2,334.96
191,001 - 192,000	1,266.04	1,947.76	236,001 - 237,000	1,523.44	2,343.76
192,001 - 193,000	1,271.76	1,956.56	237,001 - 238,000	1,529.16	2,352.56
193,001 - 194,000	1,277.48	1,965.36	238,001 - 239,000	1,534.88	2,361.36
194,001 - 195,000	1,283.20	1,974.16	239,001 - 240,000	1,540.60	2,370.16
195,001 - 196,000	1,288.92	1,982.96	240,001 - 241,000	1,546.32	2,378.96
196,001 - 197,000	1,294.64	1,991.76	241,001 - 242,000	1,552.04	2,387.76
197,001 - 198,000	1,300.36	2,000.56	242,001 - 243,000	1,557.76	2,396.56
198,001 - 199,000	1,306.08	2,009.36	243,001 - 244,000	1,563.48	2,405.36
199,001 - 200,000	1,311.80	2,018.16	244,001 - 245,000	1,569.20	2,414.16
200,001 - 201,000	1,317.52	2,026.96	245,001 - 246,000	1,574.92	2,422.96
201,001 - 202,000	1,323.24	2,035.76	246,001 - 247,000	1,580.64	2,431.76
202,001 - 203,000	1,328.96	2,044.56	247,001 - 248,000	1,586.36	2,440.56
203,001 - 204,000	1,334.68	2,053.36	248,001 - 249,000	1,592.08	2,449.36
204,001 - 205,000	1,340.40	2,062.16	249,001 - 250,000	1,597.80	2,458.16
205,001 - 206,000	1,346.12	2,070.96	250,001 - 251,000	1,603.52	2,466.96
206,001 - 207,000	1,351.84	2,079.76	251,001 - 252,000	1,609.24	2,475.76
207,001 - 208,000	1,357.56	2,088.56	252,001 - 253,000	1,614.96	2,484.56
208,001 - 209,000	1,363.28	2,097.36	253,001 - 254,000	1,620.68	2,493.36
209,001 - 210,000	1,369.00	2,106.16	254,001 - 255,000	1,626.40	2,502.16
210,001 - 211,000	1,374.72	2,114.96	255,001 - 256,000	1,632.12	2,510.96

PACIFIC RIDGE PLAN CHECK AND PERMIT FEE TABLE

Effective 01/01/08

VALUATION	PLAN CHECK	PERMIT FEE	VALUATION	PLAN CHECK	PERMIT FEE
256,001 - 257,000	1,637.84	2,519.76	301,001 - 302,000	1,895.24	2,915.76
257,001 - 258,000	1,643.56	2,528.56	302,001 - 303,000	1,900.96	2,924.56
258,001 - 259,000	1,649.28	2,537.36	303,001 - 304,000	1,906.68	2,933.36
259,001 - 260,000	1,655.00	2,546.16	304,001 - 305,000	1,912.40	2,942.16
260,001 - 261,000	1,660.72	2,554.96	305,001 - 306,000	1,918.12	2,950.96
261,001 - 262,000	1,666.44	2,563.76	306,001 - 307,000	1,923.84	2,959.76
262,001 - 263,000	1,672.16	2,572.56	307,001 - 308,000	1,929.56	2,968.56
263,001 - 264,000	1,677.88	2,581.36	308,001 - 309,000	1,935.28	2,977.36
264,001 - 265,000	1,683.60	2,590.16	309,001 - 310,000	1,941.00	2,986.16
265,001 - 266,000	1,689.32	2,598.96	310,001 - 311,000	1,946.72	2,994.96
266,001 - 267,000	1,695.04	2,607.76	311,001 - 312,000	1,952.44	3,003.76
267,001 - 268,000	1,700.76	2,616.56	312,001 - 313,000	1,958.16	3,012.56
268,001 - 269,000	1,706.48	2,625.36	313,001 - 314,000	1,963.88	3,021.36
269,001 - 270,000	1,712.20	2,634.16	314,001 - 315,000	1,969.60	3,030.16
270,001 - 271,000	1,717.92	2,642.96	315,001 - 316,000	1,975.32	3,038.96
271,001 - 272,000	1,723.64	2,651.76	316,001 - 317,000	1,981.04	3,047.76
272,001 - 273,000	1,729.36	2,660.56	317,001 - 318,000	1,986.76	3,056.56
273,001 - 274,000	1,735.08	2,669.36	318,001 - 319,000	1,992.48	3,065.36
274,001 - 275,000	1,740.80	2,678.16	319,001 - 320,000	1,998.20	3,074.16
275,001 - 276,000	1,746.52	2,686.96	320,001 - 321,000	2,003.92	3,082.96
276,001 - 277,000	1,752.24	2,695.76	321,001 - 322,000	2,009.64	3,091.76
277,001 - 278,000	1,757.96	2,704.56	322,001 - 323,000	2,015.36	3,100.56
278,001 - 279,000	1,763.68	2,713.36	323,001 - 324,000	2,021.08	3,109.36
279,001 - 280,000	1,769.40	2,722.16	324,001 - 325,000	2,026.80	3,118.16
280,001 - 281,000	1,775.12	2,730.96	325,001 - 326,000	2,032.52	3,126.96
281,001 - 282,000	1,780.84	2,739.76	326,001 - 327,000	2,038.24	3,135.76
282,001 - 283,000	1,786.56	2,748.56	327,001 - 328,000	2,043.96	3,144.56
283,001 - 284,000	1,792.28	2,757.36	328,001 - 329,000	2,049.68	3,153.36
284,001 - 285,000	1,798.00	2,766.16	329,001 - 330,000	2,055.40	3,162.16
285,001 - 286,000	1,803.72	2,774.96	330,001 - 331,000	2,061.12	3,170.96
286,001 - 287,000	1,809.44	2,783.76	331,001 - 332,000	2,066.84	3,179.76
287,001 - 288,000	1,815.16	2,792.56	332,001 - 333,000	2,072.56	3,188.56
288,001 - 289,000	1,820.88	2,801.36	333,001 - 334,000	2,078.28	3,197.36
289,001 - 290,000	1,826.60	2,810.16	334,001 - 335,000	2,084.00	3,206.16
290,001 - 291,000	1,832.32	2,818.96	335,001 - 336,000	2,089.72	3,214.96
291,001 - 292,000	1,838.04	2,827.76	336,001 - 337,000	2,095.44	3,223.76
292,001 - 293,000	1,843.76	2,836.56	337,001 - 338,000	2,101.16	3,232.56
293,001 - 294,000	1,849.48	2,845.36	338,001 - 339,000	2,106.88	3,241.36
294,001 - 295,000	1,855.20	2,854.16	339,001 - 340,000	2,112.60	3,250.16
295,001 - 296,000	1,860.92	2,862.96	340,001 - 341,000	2,118.32	3,258.96
296,001 - 297,000	1,866.64	2,871.76	341,001 - 342,000	2,124.04	3,267.76
297,001 - 298,000	1,872.36	2,880.56	342,001 - 343,000	2,129.76	3,276.56
298,001 - 299,000	1,878.08	2,889.36	343,001 - 344,000	2,135.48	3,285.36
299,001 - 300,000	1,883.80	2,898.16	344,001 - 345,000	2,141.20	3,294.16
300,001 - 301,000	1,889.52	2,906.96	345,001 - 346,000	2,146.92	3,302.96

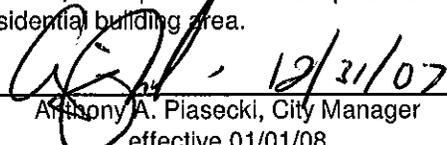
PACIFIC RIDGE PLAN CHECK AND PERMIT FEE TABLE

Effective 01/01/08

VALUATION	PLAN CHECK	PERMIT FEE	VALUATION	PLAN CHECK	PERMIT FEE
346,001 - 347,000	2,152.64	3,311.76	391,001 - 392,000	2,410.04	3,707.76
347,001 - 348,000	2,158.36	3,320.56	392,001 - 393,000	2,415.76	3,716.56
348,001 - 349,000	2,164.08	3,329.36	393,001 - 394,000	2,421.48	3,725.36
349,001 - 350,000	2,169.80	3,338.16	394,001 - 395,000	2,427.20	3,734.16
350,001 - 351,000	2,175.52	3,346.96	395,001 - 396,000	2,432.92	3,742.96
351,001 - 352,000	2,181.24	3,355.76	396,001 - 397,000	2,438.64	3,751.76
352,001 - 353,000	2,186.96	3,364.56	397,001 - 398,000	2,444.36	3,760.56
353,001 - 354,000	2,192.68	3,373.36	398,001 - 399,000	2,450.08	3,769.36
354,001 - 355,000	2,198.40	3,382.16	399,001 - 400,000	2,455.80	3,778.16
355,001 - 356,000	2,204.12	3,390.96	400,001 - 401,000	2,461.52	3,786.96
356,001 - 357,000	2,209.84	3,399.76	401,001 - 402,000	2,467.24	3,795.76
357,001 - 358,000	2,215.56	3,408.56	402,001 - 403,000	2,472.96	3,804.56
358,001 - 359,000	2,221.28	3,417.36	403,001 - 404,000	2,478.68	3,813.36
359,001 - 360,000	2,227.00	3,426.16	404,001 - 405,000	2,484.40	3,822.16
360,001 - 361,000	2,232.72	3,434.96	405,001 - 406,000	2,490.12	3,830.96
361,001 - 362,000	2,238.44	3,443.76	406,001 - 407,000	2,495.84	3,839.76
362,001 - 363,000	2,244.16	3,452.56	407,001 - 408,000	2,501.56	3,848.56
363,001 - 364,000	2,249.88	3,461.36	408,001 - 409,000	2,507.28	3,857.36
364,001 - 365,000	2,255.60	3,470.16	409,001 - 410,000	2,513.00	3,866.16
365,001 - 366,000	2,261.32	3,478.96	410,001 - 411,000	2,518.72	3,874.96
366,001 - 367,000	2,267.04	3,487.76	411,001 - 412,000	2,524.44	3,883.76
367,001 - 368,000	2,272.76	3,496.56	412,001 - 413,000	2,530.16	3,892.56
368,001 - 369,000	2,278.48	3,505.36	413,001 - 414,000	2,535.88	3,901.36
369,001 - 370,000	2,284.20	3,514.16	414,001 - 415,000	2,541.60	3,910.16
370,001 - 371,000	2,289.92	3,522.96	415,001 - 416,000	2,547.32	3,918.96
371,001 - 372,000	2,295.64	3,531.76	416,001 - 417,000	2,553.04	3,927.76
372,001 - 373,000	2,301.36	3,540.56	417,001 - 418,000	2,558.76	3,936.56
373,001 - 374,000	2,307.08	3,549.36	418,001 - 419,000	2,564.48	3,945.36
374,001 - 375,000	2,312.80	3,558.16	419,001 - 420,000	2,570.20	3,954.16
375,001 - 376,000	2,318.52	3,566.96	420,001 - 421,000	2,575.92	3,962.96
376,001 - 377,000	2,324.24	3,575.76	421,001 - 422,000	2,581.64	3,971.76
377,001 - 378,000	2,329.96	3,584.56	422,001 - 423,000	2,587.36	3,980.56
378,001 - 379,000	2,335.68	3,593.36	423,001 - 424,000	2,593.08	3,989.36
379,001 - 380,000	2,341.40	3,602.16	424,001 - 425,000	2,598.80	3,998.16
380,001 - 381,000	2,347.12	3,610.96	425,001 - 426,000	2,604.52	4,006.96
381,001 - 382,000	2,352.84	3,619.76	426,001 - 427,000	2,610.24	4,015.76
382,001 - 383,000	2,358.56	3,628.56	427,001 - 428,000	2,615.96	4,024.56
383,001 - 384,000	2,364.28	3,637.36	428,001 - 429,000	2,621.68	4,033.36
384,001 - 385,000	2,370.00	3,646.16	429,001 - 430,000	2,627.40	4,042.16
385,001 - 386,000	2,375.72	3,654.96	430,001 - 431,000	2,633.12	4,050.96
386,001 - 387,000	2,381.44	3,663.76	431,001 - 432,000	2,638.84	4,059.76
387,001 - 388,000	2,387.16	3,672.56	432,001 - 433,000	2,644.56	4,068.56
388,001 - 389,000	2,392.88	3,681.36	433,001 - 434,000	2,650.28	4,077.36
389,001 - 390,000	2,398.60	3,690.16	434,001 - 435,000	2,656.00	4,086.16
390,001 - 391,000	2,404.32	3,698.96	435,001 - 436,000	2,661.72	4,094.96

PACIFIC RIDGE PLAN CHECK AND PERMIT FEE TABLE

Effective 01/01/08

VALUATION	PLAN CHECK	PERMIT FEE	VALUATION	PLAN CHECK	PERMIT FEE
436,001 - 437,000	2,667.44	4,103.76	481,001 - 482,000	2,924.84	4,499.76
437,001 - 438,000	2,673.16	4,112.56	482,001 - 483,000	2,930.56	4,508.56
438,001 - 439,000	2,678.88	4,121.36	483,001 - 484,000	2,936.28	4,517.36
439,001 - 440,000	2,684.60	4,130.16	484,001 - 485,000	2,942.00	4,526.16
440,001 - 441,000	2,690.32	4,138.96	485,001 - 486,000	2,947.72	4,534.96
441,001 - 442,000	2,696.04	4,147.76	486,001 - 487,000	2,953.44	4,543.76
442,001 - 443,000	2,701.76	4,156.56	487,001 - 488,000	2,959.16	4,552.56
443,001 - 444,000	2,707.48	4,165.36	488,001 - 489,000	2,964.88	4,561.36
444,001 - 445,000	2,713.20	4,174.16	489,001 - 490,000	2,970.60	4,570.16
445,001 - 446,000	2,718.92	4,182.96	490,001 - 491,000	2,976.32	4,578.96
446,001 - 447,000	2,724.64	4,191.76	491,001 - 492,000	2,982.04	4,587.76
447,001 - 448,000	2,730.36	4,200.56	492,001 - 493,000	2,987.76	4,596.56
448,001 - 449,000	2,736.08	4,209.36	493,001 - 494,000	2,993.48	4,605.36
449,001 - 450,000	2,741.80	4,218.16	494,001 - 495,000	2,999.20	4,614.16
450,001 - 451,000	2,747.52	4,226.96	495,001 - 496,000	3,004.92	4,622.96
451,001 - 452,000	2,753.24	4,235.76	496,001 - 497,000	3,010.64	4,631.76
452,001 - 453,000	2,758.96	4,244.56	497,001 - 498,000	3,016.36	4,640.56
453,001 - 454,000	2,764.68	4,253.36	498,001 - 499,000	3,022.08	4,649.36
454,001 - 455,000	2,770.40	4,262.16	499,001 - 500,000	3,027.80	4,658.16
455,001 - 456,000	2,776.12	4,270.96			
456,001 - 457,000	2,781.84	4,279.76	* \$500,001 and up \$4,767.05 for the first \$500,000 plus \$8.80 for each additional \$1,000 or fraction thereof.		
457,001 - 458,000	2,787.56	4,288.56	* Additional informational notes *		
458,001 - 459,000	2,793.28	4,297.36	* The Building plan check fee is factored at 65% of the calculated building permit fee.		
459,001 - 460,000	2,799.00	4,306.16	* The Engineering review fee is factored at 35% of the calculated building permit fee for commercial projects and 10% for residential projects.		
460,001 - 461,000	2,804.72	4,314.96	* The Fire Dept Review Fee is factored at 15% of the calculated building permit fee based on the City's standard building permit fee table.		
461,001 - 462,000	2,810.44	4,323.76	* Reinspection fees are a minimum of \$50 per hour for residential and a minimum of \$100 per hour for commercial work.		
462,001 - 463,000	2,816.16	4,332.56	* The Fee Incentive Program is only available for development proposals located within the Pacific Ridge Redevelopment Neighborhood Area that propose a minimum of 50,000 square feet of occupiable commercial and/or residential building area.		
463,001 - 464,000	2,821.88	4,341.36	 Anthony A. Plasecki, City Manager effective 01/01/08		
464,001 - 465,000	2,827.60	4,350.16			
465,001 - 466,000	2,833.32	4,358.96	Fees established as per DMMC 14.04.080		
466,001 - 467,000	2,839.04	4,367.76			
467,001 - 468,000	2,844.76	4,376.56			
468,001 - 469,000	2,850.48	4,385.36			
469,001 - 470,000	2,856.20	4,394.16			
470,001 - 471,000	2,861.92	4,402.96			
471,001 - 472,000	2,867.64	4,411.76			
472,001 - 473,000	2,873.36	4,420.56			
473,001 - 474,000	2,879.08	4,429.36			
474,001 - 475,000	2,884.80	4,438.16			
475,001 - 476,000	2,890.52	4,446.96			
476,001 - 477,000	2,896.24	4,455.76			
477,001 - 478,000	2,901.96	4,464.56			
478,001 - 479,000	2,907.68	4,473.36			
479,001 - 480,000	2,913.40	4,482.16			
480,001 - 481,000	2,919.12	4,490.96			

PACIFIC RIDGE RIGHT-OF-WAY FEE SCHEDULE

Type A, B, and D Permits: Allow the use of the City right-of-way for activities that will not cause any physical disturbance to the right-of-way and will be subject to:

A non-refundable application fee of \$25, a cash bond minimum of \$500, and a daily use fee (**see hourly rate**) that will compensate the City for monitoring and inspection of the permitted use. Applicant must supply a security device or insurance in a form acceptable to the Public Works Director (Des Moines Municipal Code Sec 12.04.150).

Type C-1 Permit: Includes disturbance of hard paved surfaces (asphalt, concrete) within the right-of-way.

\$200 base fee plus 2.5 % of construction costs exceeding \$5,000. (Typical examples include trenching within paved travel and parking lanes, cuts across sidewalks, etc.)

Type-C-2 Permit: Includes disturbance of non-hard paved surfaces (graveled, native, or landscaped areas).

\$120 base fee plus 1.5 % of the construction cost exceeding \$2,000. (Typical examples include trenching within a gravel shoulder or landscaped area.)

Type-C-3 Permit: Includes miscellaneous or incidental work of a minor nature outside of the hard paved surface.

\$65 flat fee will be assessed. (Typical examples include setting a power pole and raising a valve in a gravel shoulder or natural area in the right-of-way.)

Hourly Rate: There will be a charge of \$75 per hour for additional use of staff time. This hourly rate will be assessed to projects in half-hour intervals. Fees will be associated with, but not limited to, **additional** inspections, **repeated** site visits and reviews, **multiple** bond releases, construction meetings, code enforcement issues, and other circumstances that require excess use of staff time. The hourly rate can be associated with all right-of-way use permits.

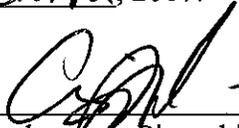
Bonding Requirements: All projects that are not covered under a franchise agreement will be required to post a bond to cover 125% of the cost of the project. A minimum cash bond of \$500 will be required for all projects to cover construction and any excess inspection time required to satisfactorily complete the improvements. (Des Moines Municipal Code Sec 12.04.150)

Upon completion and acceptance of the bonded item, ninety percent (90%) of the bond will be released to the applicant. The remaining ten-percent (10%) will be held for a period of one year for maintenance purposes.

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Note: The estimated cost of the project within the right-of-way should include an itemized cost for trenching, disposal of the any material or debris, installation of any street improvements or approved structures, and any personnel, equipment, or materials required to completely restore the public right-of-way.

When construction has been completed, it will be the responsibility of the applicant/contractor involved to restore the right-of-way to its original condition or better. If restoration fails within a period of one year from the time of the completion date, it will be the responsibility of the applicant/contractor to repair the area in question.

DATED this 31st day of December, 2007.



Anthony A. Piasecki
City Manager
City of Des Moines

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