

# *City Manager's Office*

May 16, 2007

To: City Council

From: City Manager

Re: Monthly Report - April 2007

## Mt. Rainier Pool Maintenance Project

The pool filter replacement project contract work has been completed. Work has been inspected and approved by City staff and the filter system is now operational.

## Des Moines Creek Trail

Staff met with Midway Sewer District Manager Ken Kase and the treatment plant operator related to opening the Des Moines Creek Trail through the Sewer Treatment Plant. In 1997, the City and District signed an easement allowing for City construction, and ongoing use and maintenance of the trail through Sewer District property. The City constructed the trail along the north edge of the property to a location approximately 100 yards shy of the Treatment Plant's southern most property line.

Now that the Marine View Drive Bridge project is near completion, the trail alignment connecting the completed segment of the Des Moines Creek Trail (going north of the Treatment Plant) could be opened on an interim basis. This interim trail project could be completed within a few months and would provide user access until the trail is paved.

The cost to open the trail, anticipated at \$10,000 will cover the cost of installing approximately 100 yards fencing material and a new gate to connect with the existing fence line and provide security for the Treatment Plant. This fencing will be positioned to allow for future trail alignment so that it will not have to be relocated at a later date.

The District has agreed to trail project details and staff is working on a scope of work for the project to bid using the small works roster. Some minor grading to connect the existing paved portion of the trail to the maintenance road will be accomplished in-house. We will create trail signage that notifies trail users when the trail is open or closed due to construction to accommodate landslide repairs and landscaping projects along the trail. When these projects are completed this summer, we will remove the fencing and concrete barriers at the north end of the plant and open the trail to pedestrians and cyclists.

It is anticipated that paving of the final trail segments can begin in the summer of 2008 or as funding is available.

### Des Moines Beach Park Historic Buildings Projects

City Parks, Public Works, Building, Planning and Marina staff are taking a comprehensive look at all of the City's Marina, Beach Park and Des Moines Creek Basin projects (construction, utilities and dredging) to determine scheduling and the best approach to permitting for the benefit of the projects and use available resources.

On April 17<sup>th</sup>, City staff met with the State Historic Preservation Office, Dept. of Fish and Wildlife, Muckleshoot Tribe, Midway Sewer District, and FEMA to discuss the Des Moines Creek Basin Plan and direction for action regarding the continued preservation of the historic structures, the relationship of the buildings to the natural landscape, potential impacts to archaeological resources, and the minimization of dredging impacts and protection of the fishery resource in Des Moines Creek. Staff presented their two phase approach to their Basin Plan projects to the group.

Phase 1 - includes dredging a section of the creek 40 ft. above the bridge to the Dining Hall and dredging a section of the creek below the wooden bridge, which will begin in July; an archaeological survey of the Park, an archaeological monitor during the dredging to document the presence or absence of culturally significant resources; elevating, repairing, and restoring the Dining Hall.

Phase 2 -includes modifying the stream width; a stream assessment to confirm the level of the 100 year stream flow; and the installation of two sediment traps to increase sediment retention and eliminate future dredging of the creek.

#### Auditorium:

The project has been delayed due to environmental permitting issues. Staff expects that the construction project will go out for bid in September. The goal is to parallel the completion of much needed Des Moines Creek Basin detention projects.

#### Dining Hall, Picnic Shelter:

Staff is working with BOLA Architecture and Planning Design on a proposal for the next phase of the project – rehabilitation of the 1934 Dining Hall and 1924 Picnic Shelter, and mothballing of the 1945 Restroom Building. Their scope will include record documentation, programming, design development, cost estimates, and construction documents. The additional scope for bidding and construction administration phases will be agreed to later, once the design and budgets for the work have been completed.

### Steven J. Underwood Memorial Park Restroom Project

Staff expects the stainless steel fixtures to be installed and the project to be completed by the end of May.

### Field House Restroom Fixture Repairs

Field House lower floor restrooms are old, deteriorated and long overdue for replacement. Staff will be sending out a Small Works Project - Invitation to Bid for the replacement and installation of restrooms fixtures including five toilets, one urinal flush unit, two sinks, mirrors and accessories.

Wooton Park

Council approved an agreement with Puget Sound Energy (PSE) for the installation and maintenance of replacement park pathway lighting at Wooton Park. Due to a manufacturer delay in the delivery of the new light poles, installation that was previously planned for April 20th has been rescheduled for May 21st.

Recreation Program Update

April Revenue	Year-to-Date	2006 YTD
\$67,380.47	\$227,151.80	\$189,301.39

Before and After School Program

During the month of April we had a total of 134 registered Before and After School participants at Des Moines, Marvista, Midway, North Hill and Parkside Elementary Schools in the Highline School District and Woodmont Elementary School in the Federal Way School District. We had another 346 children participate on a drop-in basis or on an early release day. The Before School program begins at 6:30am and goes until the start of school and the After School programs runs from the conclusion of school until 6pm. We are starting to see significant growth in the numbers of drop-in participants at all schools but in particular at Des Moines, North Hill and Woodmont Elementary Schools.

Spring Teen Dance

We hosted a Spring Teen Dance in conjunction with the Des Moines Youth Council on April 13, 2007 at the Field House which featured 128 paid teenage participants. Teens enjoyed music, photo opportunities, refreshments and socialization in a fun and safe environment. Dances are for teenage students from local schools only and are staffed by Recreation staff.

Spring Egg Hunt

Our annual Spring Easter Egg Hunt took place on Saturday, April 7th at Des Moines Beach Park and we had 544 paid participants enjoy the activities this year. This is the largest amount of participants in the past six years of this event! This year's Easter Egg Hunt was sponsored by Leslie Newman Remax Real Estate and featured photos with the Easter bunny, lots of eggs and lots of prizes. Egg hunters were split into three different hunt areas searching for prize eggs, which were redeemed for prizes including candy, scooters, a CD player, tricycle and many other assorted toys. Starbucks was back again this year and provided free coffee and pastries for participants and their families at the event.

Fields

We are very pleased to welcome back the Puget Sound Senior Softball Association League to Steven J. Underwood Memorial Park beginning April 30th. This 55 and over Men's Softball League will bring 31 teams and approximately 200 games to Des Moines between May and July. This equates to 4,400 visitors to our community during the

season. The games are played on Monday, Wednesday and Friday mornings at Steven J. Underwood Memorial Park and the Des Moines Field House.

Spring Soccer League

We are very pleased to have completed the inaugural season of our Spring Soccer League with 133 children between the ages of 4 and 9 participating. This new league was started at the request of parents. Games and practices were held at Zenith Park with teams practicing once a week and playing games on Saturdays! Players were divided into U-5, U-7 and U-9 divisions for competition.

Senior Center Division Statistics – April 2007

	<b>2006</b>	<b>2007</b>
Number of Meals Served	965	872
Fee Program Participants	408	472
Drop In Participants	1,280	1,285
Volunteer Hours	1,450	1,743
Total Revenue for April	\$6,628	\$7,805

Sports

Batter up! Our softball season began in April. We are sponsoring three teams this season, one co-ed team and two men’s league teams. Golf outings began this month with outings to Jade Greens, Foster and Allenmore golf courses.

Volunteer Appreciation

With help from Mayor Sheckler and Councilmember White, staff at the activity center held an appreciation tea for our volunteers on Wednesday, April 25th, at 2 p.m. Close to 70 of our 133 volunteers attended. Funds for the tea were provided by the Des Moines Legacy Foundation.

Monday Nights

Beginning Monday, April 23, the activity center is open 8 a.m. to 8 p.m. through Monday, September 24th. Evening activities include Mexican Train dominoes, line dance, living well classes and drop in for pizza and salad provided by Athens Pizza.

Police Personnel Issues

On 4/16/07, the department hired Jay West for the position of Entry Level Police Officer. We are hoping to get Jay into the Washington State Criminal Justice Training Commission Basic Law Enforcement Academy in the very near future.

Levy Lid Lift Update

On January 1, 2007 the voter approved Levy Lid Lift for Law Enforcement became effective. Although the Police Department did not receive any monetary benefit from the property tax increase until the end of the first quarter of 2007, the City Council and City

Manager gave approval to begin the process of meeting the commitment to restore staffing, vehicles, equipment and technologies as quickly as possible. Activities for the month of April include:

- The Department technology committee and Dale Southwick are finalizing the computer specification requirements for equipping the patrol vehicles with upgraded computers, which will allow faster and increased information technologies such as fingerprint, photo, criminal history and multiple agency record searches. It is anticipated in the very near future to bring before Council a purchase proposal for the 19 computers and software requirements.
- The Detective Unit continues to complete background investigations on both lateral and entry level candidates. They are also in the process of conducting background investigations on 2 Community Service Officer applicants.
- The Police Department website has been reconstructed to better facilitate police department applicant processing.

Statistical Data on Reported Crimes

The following is a comparison between April 2006 and April 2007. Included are a year-end total for 2006 and a running total for 2007.

<b>Offense Type</b>	<b>April 06</b>	<b>April 07</b>	<b>% Difference</b>	<b>2006 Total</b>	<b>2007 YTD</b>
Homicide	0	1	+100%	0	1
Rape	2	5	+150%	10	10
Robbery	1	3	+200%	37	17
Assaults	24	23	-4%	258	74
Burglary	14	11	-21%	212	66
Larceny	44	45	+2%	537	161
Arson	0	0	0%	4	1
Motor Vehicle Theft	29	33	+14%	348	103
Officers Assaulted	0	0	0%	0	0
Clearances Adult Arrest	13	28	+115%	259	94
Clearances Juvenile Arrest	4	1	-75%	58	12
Calls for Service	1,853	1,785	-4%	23,192	6,781

Finance Personnel

The position of Sr. Finance Analyst was offered to Cara Zemanek, who accepted and started work on May 15. Her previous experience was with Seattle City Light where she was responsible for coordinating the preparation and reviewing of the public electric utility’s annual operating and capital budget submittals.

Interviews were conducted for the temporary part-time Business License Clerk/Receptionist position. One candidate has been offered the position and we are waiting for the return of the offer letter. The candidate has requested a start date of May 23.

Leasehold Excise Taxes

In April, the City underwent a Leasehold Excise Tax Audit conducted by the Department of Revenue. In all respects, the audit determined that the City is in compliance and is remitting the required leasehold excise taxes.

An issue was raised regarding the leasehold excise taxes collected from the Marina tenants. One of the tenants received a refund of prior years’ leasehold excise taxes as a result of the Marina’s low assessed valuation. The Marina has not been assessed by King County for many years and the aquatic portion of the Marina was never included in the assessed valuation. The law provides for a credit if the leasehold excise tax amount paid by a private tenant exceeds the property tax that would have been due if the property were privately owned. City staff is working closely with the Department of Revenue to expedite an assessment of the Marina by King County. A current assessed valuation of the Marina will assist in the determination of accurate leasehold excise taxes collected from the Marina tenants.

Investment Portfolio:

April’s yield with the State Local Government Investment Pool (LGIP) was 5.226%. The federal funds rate remains unchanged at 5.25%. The LGIP follows the federal funds rate due to the short-term focus of the fund. The FOMC met on May 9 and continued their policy of no rate increases that started at the August 8, 2006 meeting. Federal policy makers remain concerned about elevated inflation risks, and stated that future adjustments to the funds rate continue to be dependent upon the outlook for inflation and economic growth. Total investment portfolio as of April 30 is as follows:

<u>Investment Type</u>	<u>Maturity</u>	<u>Ave Yield</u>	<u>Amount</u>
Local Government Investment Pool		5.23%	\$14,009,989
Federal Home Loan Bank	7/17/08	5.30%	1,000,000
Federal Home Loan Mortgage Corporation	7/11/08	5.67%	500,000
KeyBank Money Market Savings*		2.75%	3,880
Total			<u>\$15,513,869</u>

\*Rate Change 5-12-06

### Drug Forfeitures

Legal staff finalized 10 drug forfeiture matters by certifying Orders of Forfeiture and forwarding the Orders to the Police and Finance Departments. These orders forfeited a total of \$4,128.94 and two vehicles to the Police Department. Said funds, along with the proceeds from the sale of the vehicles, will be used by the Police Department to fight drug-related crimes in compliance with state law.

### Marina CCTV Security Camera Project

All of the cameras have been installed and are operating. The recorders have also been installed and the whole system has been integrated with the Marina's servers and the key card gate security system. The contractor has some minor work remaining, mainly refocusing cameras or adjusting camera angles. The contractor will conduct a training session for the Marina staff in May. The picture below shows the camera mounted on the fuel dock. This camera has "tilt-pan-zoom", (TPZ), capability. In other words, the camera can be aimed at any spot in the guest moorage area or the entrance channel. The camera can be controlled from the computers in the Marina office and will be used to monitor boat traffic in the Marina entrance channel.



A similar camera is mounted on the west gable of the Marina Office Building. This camera is also a TPZ and can cover the area along the bulkhead from the travel-lift pier to the public launcher. The following picture shows the camera at the M Dock gate. This is a "fixed view" camera that is typical of all of the cameras on the floating docks. This camera focused on the area just inside the gate and will record any entry onto the dock. The camera is activated by a motion sensor or when a tenant uses their key card to unlock the gate.



### Marina Maintenance Dredging

In April the Council approved the contract with Anchor Environmental, Inc., for design, testing and permitting for the Maintenance Dredging Project. The agreements were signed and the notice-to-proceed was issued on April 13<sup>th</sup>. The consultants met with the Marina staff late in April to discuss time lines and strategies for sediment testing and obtaining the Shoreline permit.

### Marina Maintenance Division

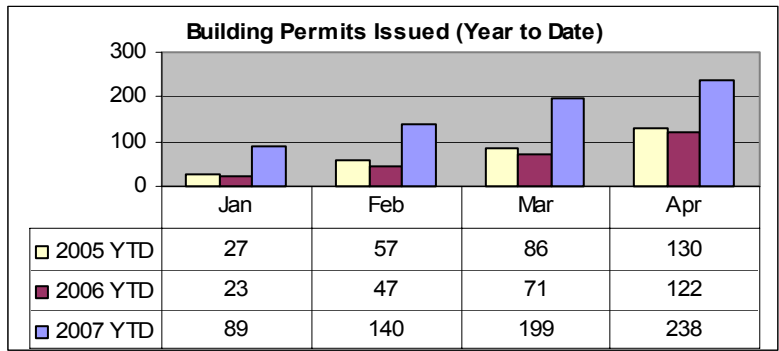
The Marina maintenance staff installed the boarding floats at the Redondo ramp in April. Each year the plan is to get the floats installed by the first of April, or as soon after as the weather will permit. This year, because of the weather, it was closer to the middle of the month before the floats were completely installed. The staff still has to install one more section of the floating breakwater and connect all of the sections together.



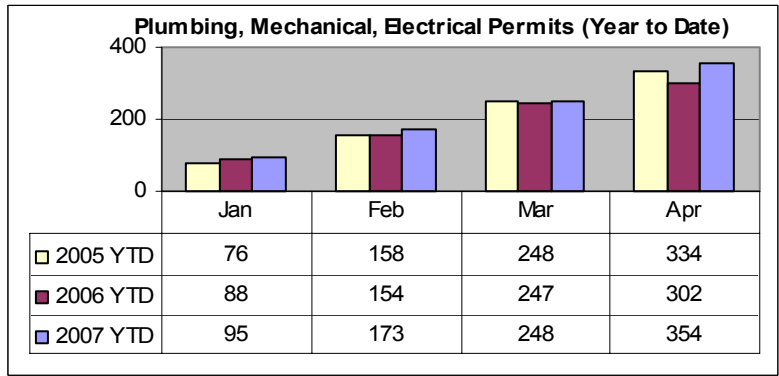
Marina Service Division

In general, boating activity has been down this year compared to last year. In the staff's opinion this is mainly due to the poor weather we have experienced so far. Another factor is the continued decline in fishing. Realistically, the winter blackmouth fishery is no longer viable. There are not enough fish remaining to sustain interest in the recreational fishing community. Even with the bad weather, fuel sales for April were about the same as for April last year. Also, the Marina hosted about 15 boats from the Totem Yacht Club on the weekend of the April 27-29. Two clubs are scheduled for visits in May.

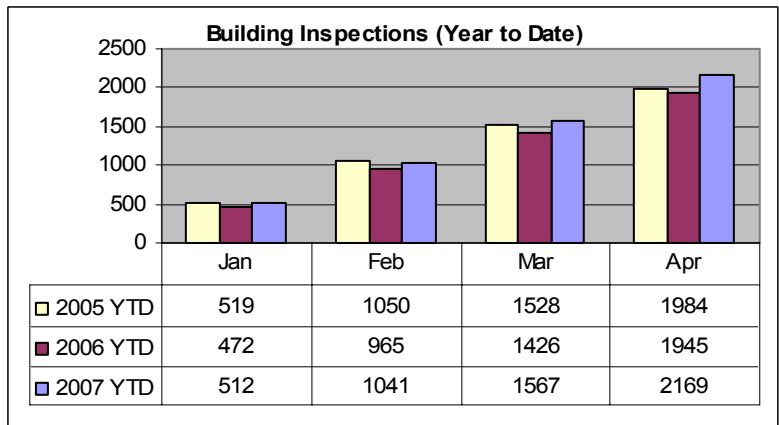
Building Division



Building permits for 2007 are twice 2006 and 2005 levels.



Plumbing, mechanical & electrical permits are slightly ahead of 2005 and 2006 levels.



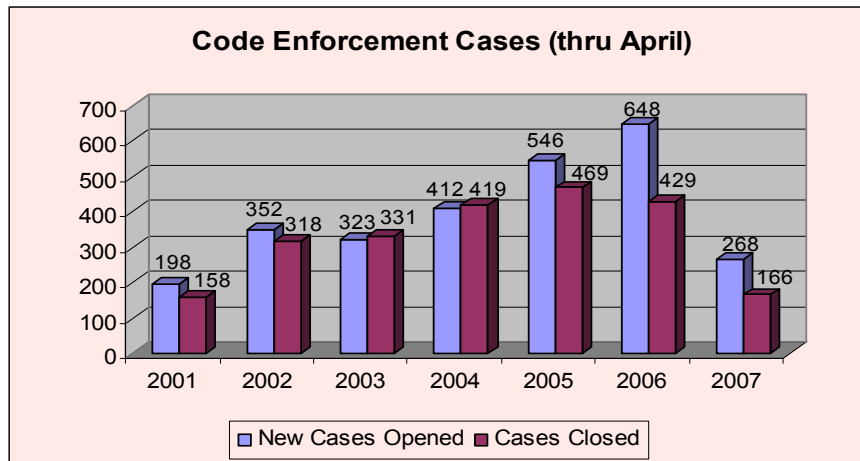
Building inspections are up 10% from 2006 and 8% over 2005.

**Mount Rainier High School** continues to require about 4 hours of inspection time each day, plus research. Interior wall finishes are going up, mechanical and electrical systems are being installed, fire sprinkler system installation continues, and exterior site work continues. Sheetrock is now in multiple rooms. The School District, the contractor and the Building Division are all looking towards August to see how the school can reopen in September. This deadline now appears to be tight, as was expected.

Municipal Capital Improvements (Non-park projects):

- City Government-wide Space Study. Staff has reviewed the first round of preliminary concepts; architect further developed a limited number of options. Staff is currently discussing these options with affected department directors.
- Redondo Police Substation Tenant Improvement Project. Tenant improvements are substantially completed. Awaiting installation of the window coating on the two front reception windows. ISS is working with Qwest to get the phone upgrades completed. Tentative opening is set for mid June.
- Service Center deteriorated glue-laminated roof beams have been replaced and new torch-down roof has been installed by Bergin Roofing. Project complete.

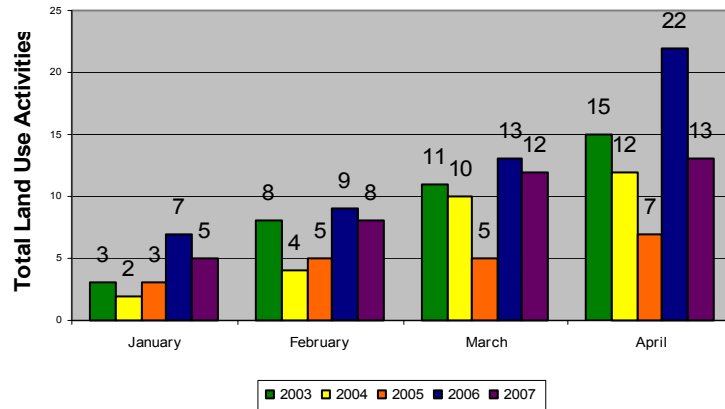
Code Enforcement



General Case Information

Fifty-nine new cases were opened and 34 cases closed during April. This far in 2007, 268 cases were opened, 166 closed, and 568 are currently open. The full-time administrative support for Code Enforcement and Legal, hired in October of 2006, was subsequently loaned to Legal. The temporary administrative support that was hired for Code Enforcement through June 30, 2007 has obtained another position within the City again leaving code enforcement without needed support. Code enforcement officer was out of the office most of April with vacation and injury. Code Enforcement is approximately 3-4 weeks behind in getting to new complaints, and approximately one week behind in returning phone calls.

## Development Services



Land use activities have leveled off and are in line with historical trends

Key New Projects:  
Kingdom Hall

## Subdivisions

- South Shore 31 Lot Modified Subdivision, 2038 S. 222<sup>nd</sup> Street. The PB&PW Department completed the initial review of preliminary plat documents and provided comments to the applicant on March 19, 2007. Significant design issues related to the layout of the subdivision must be addressed by the applicant prior to the re-submittal of the project: ROW width, hammerhead v. cul-de-sac, ROW curve radii; hydrological analysis for the wetland, correction to the delineation report.
- Massey Creek Estates 7 Lot Modified Short Plat, 23406 S 14<sup>th</sup> Avenue. The applicant withdrew the original subdivision application (LUA06-040) and resubmitted revisions as a modified short plat on April 18, 2007. The new submittal has been routed to staff and review comments are due back to Development Services by June 4, 2007.
- Highline View Estates 22 Lot Modified Subdivision, 22xx South 240<sup>th</sup> Street. The City received a complete Right of Way vacation application on April 10, 2007. With the companion street vacation application now submitted, the staff review of the proposed modified subdivision resumed. The Transportation Division is evaluating a different option of providing access to the site which will not impact safety and design concerns along South 240<sup>th</sup> Street.
- Landmarque 66 lot Townhouse Subdivision, 260<sup>th</sup> and Pacific Highway South. The PB&PW Department completed the review of the revised materials and recommended approval of the proposed project with the exception of one small area of the site. The public comment period for the Mitigated Determination of Non-Significance (MDNS) concluded on April 10, 2007 and the appeal period concluded on April 20, 2007. A public meeting with the Planning Agency was held May 7, 2007. Council is scheduled for a public hearing on May 24<sup>th</sup>.
- Maslow 5 lot Subdivision, 18xx South 222<sup>nd</sup> Street. Design of the retaining wall for the detention pond and design of the access road for the detention pond must still be addressed by the applicant prior to approval of the civil plans. Staff met with

applicant during the first week of April to discuss the comments. On April 17, 2007, the applicant submitted the revised plans to address the City concerns and that design has now been approved. Permits for the wall, however, will not be released separately from the entire civil plan set for the subdivision.

- Blueberry Lane 66 unit PUD, 199xx Des Moines Memorial Drive. The applicant is currently working on finalizing the civil plans and has experienced a 6 week delay getting that information submitted to the City.
- Pacific Heights (formerly Grandville Southern) 77 lot PUD, 15xx South 279<sup>th</sup> Place. The applicant submitted the revised preliminary plat documents and the revised TIR on March 26, 2007. Comments were provided to the applicant on April 17, 2007. There are still concerns related to the cross-section of the ROW, the hydrological analysis in the TIR and the wetlands. The City of Federal Way has determined that an ILA is not needed beyond the existing Settlement Agreement and that the Settlement Agreement was developed to extend jurisdictional authority to Des Moines.
- Crestwood Park 78 lot PUD, 27425 16<sup>th</sup> Avenue South. During the review of the wetland delineation report, it was determined that the wetland analysis was in conflict with existing environmental information. In order to resolve this conflict the City hired an independent third party consultant to review all environmental information related to the wetlands. On, April 5, 2007, the City received a technical memorandum from the independent third party consultant which rated the wetland as a Category II wetland instead of the Category III wetland established by the developer's consultant. On April 13, 2007 the City received a rebuttal from the developer's consultant insisting that the wetland is a Category III wetland not a Category II wetland. The City's consultant conducted additional field work and has revised its original assessment of the wetland. The consultant agreed with the applicant's biologist on a few items of several contested issues. This caused the City's consultant to re-rate the wetland as a Category III which will have the smaller buffer that the developer originally proposed.

There is also a disagreement between City staff and the developer regarding the manner in which density is calculated for the proposed project. Once these issues are resolved there are still significant design issues related to the layout of the subdivision that must be addressed by the applicant prior to the re-submittal of the project including ROW width, design of the ROW cross-section, ROW curve radii, hydrological analysis for the wetland, design location of the detention vault, lot layout, and number of units.

#### Subdivisions and Related Activity

- Dovey View 4 lot Short Plat The developer received civil plan approval in July of 2006 but decided not to begin the construction of the civil improvements until the next construction season. The contractor should begin site work to install the infrastructure improvements under right-of-way permit the end of April or the beginning of May.
- ADKP 4 lot Short Plat, 22752 10<sup>th</sup> Avenue South. Contractors have started demolition and preliminary grading work on the site.

- Lacey 2 lot Short Plat, 1401 South 248<sup>th</sup> Street. The applicant has completed required frontage improvements for the short plat. The request for staff comment on the final plat was routed on April 17, 2007 and comments are due back to Development Services by May 18, 2007.
- Yoder 4 lot Short Plat, 23222 Marine View Drive. Work on the infrastructure authorized under the right-of-way permit is now complete. The applicant has posted the required maintenance bond for the improvements.
- Graceview 27 unit PUD, South 234<sup>th</sup> & Kent-Des Moines Road. Work on the following remaining infrastructure improvements continues: the final grade of the storm water pond; the final grade of the road; asphalt the new roadway; and installation of the curb and gutter. Staff believes that all work should be completed by the middle of June.
- Sunset Gardens 12 lot Plat, 25416 22<sup>nd</sup> Avenue South. There are still some minor items that must be completed and some minor changes that need to be made to the final plat documents. Development Services has scheduled the hearing for the final plat for May 24, 2007.
- Mediterranean Heights 12-lot subdivision, 1211 S 272<sup>nd</sup> St. The City Council approved the revised preliminary plat with modifications at a hearing on December 14, 2006. The applicant is installing required landscape materials for all planter areas adjoining public streets and within the wetland restoration area. The applicant has also submitted the final plat document and appraisal for the park in-lieu fees.

#### Commercial Scale Projects

- Kingdom Hall, new 8,750 sq ft church, 21645 24<sup>th</sup> Ave S. The proposal is for the construction of an 8,750 square foot church and a 1,500 square foot caretaker residence. The proposal includes the filling of portions of the wetlands located on the project site. The materials for Design Review, SEPA, and a Development Exception were submitted on April 5, 2007; Development Services issued the notice of complete application on April 6, 2007. Staff comments are scheduled to be returned to Development Services by May 18, 2007.
- Landmark on the Sound, Master Plan Expansion, 23660 Marine View Drive South. The City is waiting on the submittal of the new application, which should be submitted sometime between June 15, 2007 and July 15, 2007.
- Rahul Place 23040, 3 story 25,137 square foot office building, Pacific Highway South. The City is waiting on the submittal of the building permit application and lot line adjustment application. Code Enforcement has begun working with the owner to have the existing building on the site demolished for safety and health concerns.
- Barcelona, mixed use building containing 277 dwelling units and 20,000 sq ft commercial, 22837 Pacific Highway South The owner is still working with the neighboring property to secure the required fire access easements. The City is waiting on the applicant to submit the revised Design Review materials

- Prasad Sewer Main Extension, 1064 feet sewer main extension, 17<sup>th</sup> – 20<sup>th</sup> Ave S. The property owner is having difficulty submitting the required information to the Midway Sewer District to demonstrate testing compliance.
- Zenith Viewpointe, 4 dwelling units and 1,800 sq ft commercial, 23659 Marine View Drive South. A building permit application for the new design was submitted on November 21, 2006. Planning has approved design review application and directed applicant to amend building permit set to be consistent. Engineering has approved civil plans for work within South 239<sup>th</sup> Street. City provided notice to neighbors regarding fence encroachments into this ROW prior to construction beginning. Neighbors are challenging survey data provided by applicant. Planning agreed to defer issuance of permits for road work for two weeks until the neighbor's survey is complete and consistency is determined. Preliminary field information indicates that the applicant's survey, done in 2001, is accurate.

#### Commercial Scale Projects

- Woodmont Library Expansion, 4600 square foot library expansion, 26800 Pacific Highway South. Development Services, SWM, and Transportation approved the building permit application. The Building Division was unable to approve the building permit and issued comments to the applicant.
- Midway Elementary, 2 story 68,000 square new school, 22447 24<sup>th</sup> Avenue South. The City issued Design Review approval on April 2, 2007. The applicant submitted a complete building permit application on April 10, 2007. The plans and specifications are under review by all staff members within the PB&PW Department.
- Dom Construction, 3 story 6,981 square foot office building, 22608 Marine View Drive South. Building permit application recently submitted.
- Bay Villa Apartments, 15 unit townhouse development, 16<sup>th</sup> Avenue South and Kent – Des Moines. The City issued Design Review approval on April 16, 2007. The applicant has been instructed to submit full civil plans and a building permit application to address the remaining issues. The majority of the issues are related to the design of the frontage improvements and the new signal for 16<sup>th</sup> Avenue and Kent-Des Moines Road.
- Patel Medical Arts Building, 3 story 17,400 square foot medical office building, 22613 Pacific Highway South. The revised plans have been reviewed by the Building Division and Development Services. Development Services had some minor comments that the applicant must address related to the design and scale of the parapet walls and roof line. However, the applicant failed to address 95 % of the comments previously issued by the Building Division and significant structural and design issues must still be resolved by the applicant. A joint comment/correction letter was sent to the applicant on April 12, 2007.
- Seascape at Des Moines, mixed use building containing 37 dwelling units and 8,400 sq ft commercial, 22607 Marine View Drive. The plans have been reviewed by all PB&PW divisions; the applicant has been informed that corrections and additional information will need to be provided before the City can approve the building permit

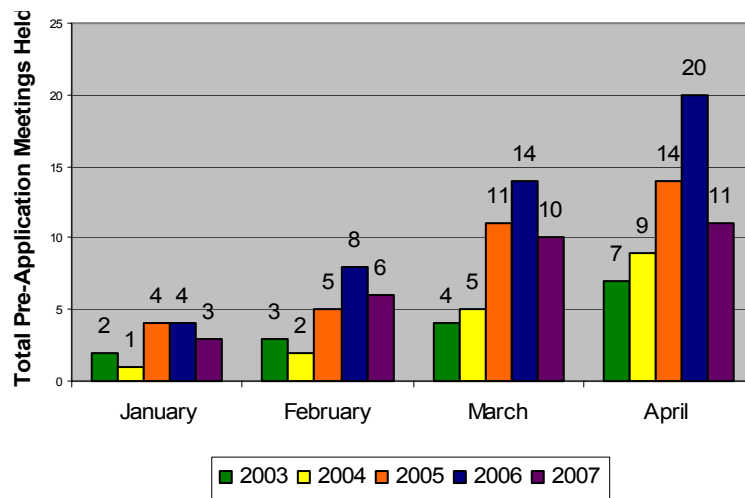
application. Transportation is working to obtain improved sight distance at points of ingress/egress from the alley.

Shorelines/ESA'S

- HCC Marine Science Center, 28203 Redondo Beach Dr. S. The Building Permit has been issued. The contractor must still work out construction staging logistics with City staff before construction “notice to proceed”. City administration must still finalize parking agreements with the college.

Recycling/Solid Waste

- The annual Spring Clean event was held during the week of April 23, 2007. Forty households purchased sixty-one \$25 “tags” for large appliances and other bulky items to be collected on Monday and Tuesday of the following week.



Pre-application s have leveled off and are in line with historical trends

Marine View Drive Bridge

Except for the summer stream work, the project is complete and Condon-Johnson has demobilized. A scope of work and contract is being developed between the Des Moines Creek Committee and King County Road Services Division for completing this stream work this summer. This will cost about \$200,000 and includes fully relocating the stream to the new channel and stream bank construction, abandoning the existing culvert, and some landscaping. This work is expected to commence in July and wrap up in two weeks. A notice of completion has been given to Condon-Johnson.

Des Moines Creek Basin (DMCB) Projects

Easements for the various projects have been approved and are currently being signed by all of the parties. The Interlocal Agreement Amendment has been approved and signed by all of the parties. A termination letter from King County is being circulated for signatures for the withdrawal of King County as a Committee member. A Technical Services Agreement with King County is also being circulated for King County to perform duties as assigned by the Committee. Midway Sewer District signed the Outfall and Trunkline Transfer Agreement on April 30. The existing outfall and trunkline will be transferred once the District’s new outfall is operable. The Committee is now

focused on constructing the High Flow Bypass Pipeline and obtaining a tidelands lease from the State Department of Natural Resources.

Bids for the High Flow Bypass Project were opened April 25<sup>th</sup>. Four bids were received and all bids were very close, with the high and low bids separated by just 5%. However, once again, the Committee is stunned by the high cost of construction and recent escalated construction costs, despite bidding the project well ahead of the peak bidding season. Gary Merlino Construction was the low bidder with a bid 30% higher than the estimate used in the ILA Amendment. The Committee decided to award the contract to Merlino after review of the budget and the report that the contractor claim for the RDF (Regional Detention Facility) has been withdrawn providing an additional \$300,000 to the Committee to use for the Bypass Pipeline. A 15% (\$200,000) contingency is provided for the project leaving roughly \$250,000 of budget contingency. The project is scheduled to start in June.

#### November 2006 Landslide at Marine View Drive Bridge

The soldier pile wall is complete. Cost of the repair is estimated at \$250,000 (design and construction). Staff is seeking Federal Highway Administration (FHWA) emergency relief funds to cover most of the repair costs.

#### January 2006 Landslides at Marine View Drive Bridge (west side) and Des Moines Memorial Drive

INCA Engineering is proceeding with the design and environmental work for repair work on the two landslides that occurred last January. Due to the delay in obligating the funds and the need to complete the work in dry weather conditions, work on these slide repairs will not occur until June.

A proposal from INCA has been requested for the design of the January 2007 landslide repair that occurred on Des Moines Memorial Drive between the flag pole and the January 2006 landslide. This is the fourth landslide to occur on the north side of the Des Moines Creek ravine within the last 12 months. Due to the timing of this slide, the repair costs will not be eligible for FHWA emergency relief funds or FEMA funds. Repair of this work is estimated at \$300,000 with a portion of that cost being the addition of a new storm outfall to Des Moines Creek. Repair work on this slide will occur during the summer along with the other two slides mentioned above. All three slide repairs are under one contract.

#### Saltwater Bridge – South Approach Reconstruction

A final geotechnical report was completed, along with the repair alternative analysis, and submitted to WSDOT for FHWA approval. With this information, Federal Highway Administration (FHWA) will review what was submitted and make a final determination on what project elements are eligible for federal funding. The lowest cost alternative is the installation of sheet piling to support the approach embankment. Also recommended is the installation of grout piling in the vicinity of the first pier (next to the failed crib wall) to support the foundation of the pier and to prevent it from settling. Also recommended is a rigid concrete surface slab above the proposed sheet pile to further

strengthen the sheet pile system and to minimize road settling behind the sheet piles following compaction. The cost for the repairs is estimated at \$1,770,000 including design and construction management. It is anticipated that FHWA will cover \$1,317,400 of this cost. The 2007-2009 State Transportation Budget appropriated \$350,000 to augment FHWA funding.

Due to late March sliding activity (cracks and holes) in the vicinity of the pier, the grout piling (or grout injection) has now been deemed critical work that needs to happen before the permanent repair work. Staff feels that proceeding as quickly as possible will remove a risk of settlement of the pier and structural damage to the bridge itself. Staff's goal is to have this work completed by mid-June.

A preliminary time for completing the permanent main repair work is 11 weeks plus 2-3 weeks needed for procuring materials and would immediately follow the grout piling work. Depending on funding and whether the project is required to be bid, the sheet pile work could start in July and be completed by late-September.

#### 8th Avenue S. – Kent Des Moines Road to S. 223rd St

Due to the need to prescribe frontage improvements associated with development in the City's Central Business District, staff prepared a typical cross section for development along this narrow 30' right of way. In March, the cross-section was presented to the City Council Public Safety and Transportation Committee, which recommended approval of the concept. Staff is preparing an ordinance amending the road standards for Council consideration.

#### 16<sup>th</sup> Avenue South Improvement Project (Phase I): S. 272<sup>nd</sup> St. to S. 260<sup>th</sup> St.

This project is partially funded through the Washington State Transportation Improvement Board (TIB). In April, staff, KPG (the City's design consultant), and DMJM Harris (construction managers) performed the following tasks:

- Road and Sewer Construction Contract: The contractor was provided with a Notice to Proceed with construction beginning March 1 for the 300 day contract. Work is anticipated to extend through spring, 2008. A preliminary construction schedule is provided below generally illustrating how the work will be performed. The Contractor has provided a revised baseline schedule to keep Woodmont Drive open during construction of a retaining wall scheduled for completion this summer.

- Work Accomplished:
  - Construction of sanitary sewer north of S. 261<sup>st</sup> St. The contractor will be starting from the low end of the sanitary sewer progressing north to south including side streets. Sanitary sewer service will be maintained during all construction.
  - Relocation of overhead electric and phone utilities on Woodmont Drive S. and associated clearing of the ROW in preparation for construction of a shoulder pile wall was completed.
  - Removal of hazardous trees.
- Work Anticipated in the next month:
  - Progressive installation of the sewer main up to S. 264<sup>th</sup> St.
  - Construction of a staging area for wall construction on Woodmont Drive S.
  - Grading to create foundations for modular block walls
  - Traffic control – as the contractor installs the sanitary sewer, traffic will be limited to one way traffic from 7:00 a.m. to 6:00 p.m. Lane closures at Woodmont Elementary School during start and quit times will be closely coordinated with the School.
- TIB Grant Funding: The City met with TIB staff in an effort to address increased financial needs of the City. Given that costs of the project increased over the original estimate, the TIB awarded an additional \$264,578 to the project in April. A project sign has been approved.
- Construction Management/Inspection Services: Weekly construction meetings are being held to coordinate the project. DMJM Harris is leading review of all submittals required to construct the project. Midway Sewer District is providing inspection services for installation of the sewer line. The first pay estimate has been processed and the City is awaiting response to Serial Letter #2 (Woodmont Drive S.) before sending payment.
- Construction Licenses: DMJM Harris secured an additional construction license (Numez) on one of the critical properties and continues to work directly with affected property owners.
- Traffic Control: Portable message signs were activated at both ends of the 16<sup>th</sup> Avenue So. corridor advising persons to expect up to 15 minute delays. “Do not block intersection” signs were posted at 14<sup>th</sup> Place S. resulting from complaints of not being able to access 16<sup>th</sup> Avenue due to excessive queuing at the intersection of S. 250<sup>th</sup> St. Some complaints have been received due to delay caused by utility construction and the construction manager has responded quickly in addressing concerns.
- Communications: A project update was prepared for the June City Currents. A community news letter is being developed regarding updates to the construction schedule including possible revisions that will allow Woodmont Drive S. to remain open during wall construction. A web site update will be prepared.

#### 2007 Pavement Management Program

Staff received an update to the pavement condition index (PCI) from Paul Sachs, Consultant. The PCI confirmed that 4 overlay projects designed by KPG, but not constructed in 2006, should be carried forward to 2007. The City Council approved a

supplemental design contract be prepared for Council consideration so that work can be completed this summer.

The results of the pavement management study were presented to the Public Safety and Transportation Committee on May 10th. The PCI model has been used to develop alternative pavement management strategies for 2008-2013. A final pavement management plan will be incorporated in the CIP. Following CIP approval, a request for proposals for a multi-year design contract for the pavement management program and other road work will be made.

#### Neighborhood Traffic Calming Program

A Traffic Engineering Study of the intersection at S. 196th St. and 5th Ave. S. was conducted to determine if any traffic control was warranted as a result of an accident which occurred on March 8, 2007. An investigation of roadway geometry, existing traffic control at the intersection and surrounding area, posted speed limit, sight distance and visibility, traffic volumes and speed, and accident history, are contained in the study. Based on the findings, staff concluded no new traffic control is warranted at this time. The property owner requesting the study will be notified of the results and residents whose property relate to the sight distance issues are being notified by letter to assist in alleviating the problem.

#### Contracts signed in the current month (April)

A contract was signed with Anchor Environmental, Inc. in April.  
Supplement with KPG for 2007 Arterial Maintenance Overlay Program

#### Bids, RFP's and RFQ's issued in the current month (April)

There were no RFQ's or RFP's issued in April.

#### Contracts, Bids, RFP's and RFQ's to be issued in the following month (May)

In May, the staff expects to complete an agreement with ESA Adolfson for professional services related to preparing the SEPA/Shoreline permit applications for all of the utility work in the Marina and Beach Park. The Marina also expects to sign an agreement with DATABAR, Inc., to print and mail the Marina's monthly moorage statements.