

## *City Manager's Office*

February 28, 2011

To: City Council

From: City Manager

Re: Monthly Report – January

### **CAPITAL AND FACILITY PROJECTS**

Here is a summary of the January activity in support of this year's facilities and CIP projects in Arterial Streets, Surface Water Management, Municipal Capital Improvements and Marina.

#### **Arterial Streets**

- North Twin Bridge Repair. The bridge was closed to all traffic until mid-January when the northbound lane was reopened. Two-way traffic will resumed February 21.
- Des Moines Gateway - S. 216<sup>th</sup> between I-5 & 19<sup>th</sup> Ave. S. and 24<sup>th</sup> Ave S. between S. 216<sup>th</sup> St. & S. 208<sup>th</sup>. Work continues on the preliminary engineering design for the first phase of the project which is all of 24<sup>th</sup> Avenue within the project area, 216<sup>th</sup> from 18<sup>th</sup> to Pacific Highway, and the Environmental Review. Design is 85% complete. SEPA review was completed in December. Design work is funded by a \$1 million low interest loan from the Public Works Trust Fund. During 2011 the consultant will finalize right-of- way and overhead utility conversion plans, requiring 2 to 3 months to complete. The 2<sup>nd</sup> Addenda to the 1<sup>st</sup> Development Agreement provides the financing for the “right-of-way acquisition services” stage of final design. However, prior to proceeding with property negotiations, the Council will be asked to approve the right-of-way plan and a condemnation ordinance. We expect to ask for this action by April. KPG will then be authorized to proceed with the remaining right of way acquisition, with the exception that the consultant will not begin property owner negotiations until Council adoption of an associated condemnation ordinance, if necessary.

#### **Surface Water Management**

- Lower Des Moines Creek Channel Modifications. The project will reduce flood hazards in the Beach Park National Historic District by removing excess stream bed gravels, constructing earthen berms and flood walls, modifying the tributary located behind Sun Home Lodge, stabilizing the bank under the Dining Hall, installing bed control logs and debris catchers, restoring riparian habitat, creating wetlands, and constructing a retaining wall to stabilize the roadway on the south side of the Dining Hall. Dredging of the stream is

complete, as well as the grading of the side channel that is located nearby the Sun Home Lodge, armoring of the stream bank below the Dining Hall, and installation of bed control logs and stream habitat features. Due to major storms during September, the project will not be able to be finished until next year, with work again commencing in late June 2011. Staff will be monitoring the site throughout the winter. Remaining items of work for summer include installation of the floodwall/berm, sedimentation traps, site drainage and landscaping. Work that has been done so far held back any problems that normally might have developed during the recent storms. In January, Council approved an additional 10% contract contingency to cover costs related to the project's winterization.

- Barnes Creek Detention Facility. A new design concept allows Barnes Creek to overflow into a depressed area without the use of flood control structures. This new concept is nearly twice as effective in attenuating the peak flows resulting in peak flow reduction of almost 40%. The revised permit application was sent to the Corps and Department of Fish and Wildlife on December 9th and additional information requested by the Corps was submitted January 31st. It is anticipated that a general Nationwide Corps permit will be received for this project in time for constructing the project during the 2011 summer fish window.
- S. 223<sup>rd</sup> St Culvert Replacement. Because this project is a fish enhancement project, staff was able to apply for a streamlined permitting process that exempts the project from SEPA and all local government permits and fees. All permits have been now received. Once the permits have been received for the Barnes Creek detention facility, both projects will be bid together as separate schedules for construction during the June 15 to September 30, 2011, fish window. Should the permits for the facility be delayed, the culvert project will proceed as a separate project.

## **MUNICIPAL CAPITAL IMPROVEMENTS**

### **Field House Restroom Restoration Project**

The project will upgrade three existing restrooms located on the main and lower levels of the Field House and will replace an existing drinking fountain on the main level. The design plans have been completed and have been reviewed and approved for permits by city building officials.

On January 25th staff issued an invitation for bids to general contractors, plumbing and mechanical contractors registered on the Municipal Research & Services Center (MRSC) Small Works Roster, which closed on February 15<sup>th</sup>.

### **Des Moines Creek Trail Project**

Project closeout extension has been requested to late August, 2011 to allow sufficient time to resolve protested items of work with the contractor which is expected to be completed by the end of December, and to complete three remaining project elements including signage installation, site erosion control, and re-vegetation.

### **Barnes Creek Trail Project**

Staff was notified that the City has been awarded a \$500,000 King County Conservation Futures grant for the project available in January 2011. Staff will initiate discussions with the WSDOT staff regarding property transfer options available to acquire the property.

## **MARINA CAPITAL IMPROVEMENT PROJECTS**

### **North Marina Combined Projects**

In January, sub-contractors for IMCO General Construction finished the parking lot striping and the remaining landscaping. IMCO's crews hauled away the last of the trailers and equipment and removed all of the construction site fencing. At this point the entire Marina floor is again accessible to Marina customers and the general public.

IMCO has to complete the modifications to the boarding float at the new travel lift pier and install some signage in the north parking lot before substantial completion is issued. Staff expects those items, along with several of the punch list items to be completed in February. Once substantial completion is achieved, the remaining close-out items will be what remains on the punch list, final submittals, State certifications and final payment. That process may take another two to three months.

### **2011 Marina Capital Projects**

Marina staff has started working on preliminary designs for the Port Security Grant Project and the Small Slips Reconfiguration Project. After the preliminary designs are completed, the staff will begin the permitting process.

### **Auditorium Rehabilitation Project**

Nordic Construction Inc. took over the project in December and staff expects the construction work to be completed by April, 2011. The new contractor has encountered numerous items that required rework and caused additional expense and time delays. Staff is tracking all expenses related to rework and may propose additional compensation be paid by the bonding company CBIC.

\*\*\*\*

### **Marina Services**

January is typically a slow month for the Service Division. Fuel sales were up about 3% over January of last year, with all of the increase coming from diesel sales. Gas sales were actually down about 200 gallons from last year. The winter moorage program is also at about 50% capacity. The construction activity played some role in the decrease, but the decrease in the level of boating due to the economy is probably the biggest factor.

### **Marina Maintenance**

In January, the Maintenance staff continued to work on small projects that support the larger renovation project.

- Staff pulled the wire and installed the lights for the compass rose lenses.
- Installed communication cable in the guest moorage area.

- Began installing the metal siding on the south ends of the Dry Sheds.
- Applied striping and wheel stops in the parking lots.

Staff also cleaned and reconfigured the storage lot to make room for more storage lot customers.

#### Business Licenses

On-line business license purchase and renewal became available in January and is already in use. This was a lot of work by both Autumn Lingle and Dale Southwick and they should be commended for their hard work in this area.

#### Franchise Agreements

In January we had our first face to face meeting with representatives from Comcast. We have some definite areas that we need to discuss in more detail, and they promised to have a red-line of our draft to us by the end of the month for our review.

We also began a fast track draft of a franchise agreement for WD54 and will be working as rapidly as possible to complete that one in a timely manner, so as not to delay the downtown water district project.

#### Economic Development Activities - January

- Highline Community  
The “Marina Madness” promotion began February 1st, celebrating the completion of the Des Moines Marina. Students can enter a drawing to win a gift basket displayed at the entrance to the College book store, which includes items from downtown businesses. In order to enter, entry cards must receive validation from each of ten participating businesses listed on card, and be submitted at the Harbormaster’s Office.
- Ombudsman/Liaison  
Work continued with Adorno & Yoss, the law firm engaged by the investor Mr. Yang Chun planning the Artemis Hotel project, to provide supporting documentation for the application to the federal USCIS EB-5 visa program. The law firm has now completed Economic Impact Analysis for the hotel development, which indicates that a combined total of 782 jobs will be created from the construction project. A letter of support was provided for Mr. Yang’s emigration petition to the Chinese government.

A mailer inviting commercial property owners to come in to City Hall and discuss development plans, sent in November, resulted in two additional contacts, for a total of seven property owners to date. In response to the mailer, Mr. Ed Young, who is a partner in a five-acre parcel at 226xx on Pacific Highway, brought a Chinese investment company for a meeting with the City on January 27<sup>th</sup>, attended by the Mayor and City Manager. The investment company, Westlead Capital Inc., has a great deal of experience in EB-5 capital projects. The company is pleased that the City has made a promotional outreach to China, upon learning about the business trips made by Mayor Sheckler and information available in Chinese. The company reports to have a large amount of capital to invest and looks forward

to opportunities for public/private partnerships - with the City, Highline Community College, and the Port of Seattle.

Business Licenses - No new commercial business licenses issued in January 2011:

Revenue Trends

- November sales taxes received in January 2011 compared with January 2010:

Year	Base	One-Time	Total
Nov 2010	\$116,002	\$27,652	\$143,654
Nov 2009	\$108,858	\$22,345	\$131,203
% Chg	6.6%	23.8%	9.5%

- B&O taxes received to-date as of January 2011 compared with January 2010 net of refunds:

Month	2011	2010	% Chg
Jan	\$128,456*	\$96,936	32.5%

\*Estimated

- Real estate excise taxes received to-date as of January 2011 compared with January 2010 (one-month lag in distribution, December REET Rec'd in January):

Year	2011	2010	% Chg
Dec REET	\$26,094	\$51,281	(49.1%)

Des Moines Beach Park Projects

Staff proposed Council consideration of the use of a voter proposition to complete Des Moines Beach Park historic building rehabilitation projects to expedite the reuse of the Dining Hall, Picnic Shelter and Sun Home Lodge and other site amenities. Due to the lack of Real Estate Excise Tax collections, completion of the buildings has been delayed for three to six years, causing additional facility deterioration and vandalism. Due to the lack of REET funds, Council remanded the discussion of future business and financial plan to the Municipal Facilities Committee. A funding request made to Washington State Historical Society (WSHS) in the amount of \$950,000 was evaluated by the state committee and the first \$735,000 has been recommended for award, however the funds are not recommended in the Governor's budget. A statewide initiative is working to try to retain the funding in the forthcoming state biennium budget.

Recreation Program Update

<u>January Revenue</u>	<u>Year-to-Date</u>	<u>2010 YTD</u>
\$41,851.74	\$41,851.74	\$48,640.20

Before and After School Program

One hundred ninety-one (191) children participated in the Before and After School program for the month of January, a slight increase over January, 2009 by 4 participants! In December, 2009 there were 187 children in the program. From the 191 children that attended camp, 34% of them were on a drop-in basis (64 participants). The after school program, at Des Moines Elementary is participating in an on-going art project titled “Virtual Magic”. Cierra Boyd, a senior at Big Picture High School, spends an hour and a half every Tuesday and Thursday teaching the program participants new and creative ways to make art with ordinary things you may have at home. This is hands on artwork that the children are able to keep. Cierra logged in 12 hours of volunteer time in the month of January. Healthy snacks of apple slices, string cheese and yogurt (just to name a few) are provided to all program sites in the morning and afternoon. In addition to fun and games, the children also spend quality time working on their homework in the afternoons.

Youth Basketball League

Youth Basketball is in full swing in the month of January with 69 Youth Basketball teams playing games on the 8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup> and 29<sup>th</sup> of January. Over 694 kids registered in 2010, beating out last year’s total of 634! Teams practice one night during the week and games run from 8:00am to 6:00pm on Saturday’s. Over 552 hours of volunteer time were logged in the month of January.

Senior Center Division Statistics – January 2011

	<b>2010</b>	<b>2011</b>
Number of Meals Served	754	851
Fee Program Participants	819	807
Drop In Participants	969	964
Volunteer Hours	895.75	983.5
Revenue for January	\$4,497	\$6,177

New Year, New Faces

January brought many new faces to the senior center. Staff believes that many seniors make a New Year’s resolution to “check out” their local senior center. Most new faces are visible in our nutrition program and our fitness, enhance fitness, tai chi, and yoga programs.

City of Normandy Park Senior Services Funding

The City of Normandy Park provides funds to the City of Des Moines to support senior programs and services for their citizens 50 years of age and older. The City of Des Moines and the City of Normandy Park will renew the two year Interlocal Agreement detailing the senior programs and services offered in February.

For 2011, Normandy Park will contribute \$23,490. The percentage of Normandy Park residents participating in 2010 was 10%, down 1% from 2009.

Blueprint for Living Seminars

The kick off presentation for our new series titled, Blueprint for Living 2011 and Beyond, was held on Tuesday, January 25<sup>th</sup>, 6pm at the activity center. Speaker and sponsor Shelia

Goodfellow, with Comfort Keepers, spoke on Charting Your Course: Designing a care management plan for yourself and/or family member BEFORE health emergencies demand action. Eight guests attended.

### Latino Program Updates

The Latino program continues to do well. We have a new volunteer who is willing to begin ESL classes in the afternoon. She is also helping with the craft and game activities after lunch. In December the singers serenaded all of the lunch participants with beautiful traditional Latino Christmas songs, followed by a piñata party after lunch. Also during the holiday meal, traditional homemade Latin desserts for the holidays were shared with the entire lunch room. On January 6, the Mexican holiday, Day of the Three Wise Men, was celebrated with a special serving of fruitcake type bread. Our Latino ladies are helping with our Special Olympics scarf knitting project by knitting eight red and white scarves to add to our collection box at the activity center.

### Valley Cities Counseling and Consultation Program

With funds provided by the Des Moines Legacy Foundation, the senior center will begin offering monthly consultation, counseling, workshops and referral on site. Beginning in April, a trained counselor will be on site twice a month, one day for wellness workshops open to anyone, and one day for private, one-on-one counseling, information and referral. Two focus groups were held in January to gather information on the aging topics our community would like to learn more about.

### Expanding Programs to Normandy Park

On Sunday, January 30th, 2-3:30pm, professional travel photographers who live in Normandy Park gave a presentation to an audience of 54 on The World of Travel Photography at the Normandy Park Cove. Staff is working with the Cove Board and the Cove manager to select days and times for both tai chi and yoga classes to be held at the Cove for the community beginning in May. We will work with our current tai chi/yoga instructor to teach these classes. If these three programs do well, more programs may be offered in the future.

### Special Olympics Scarf Project

The senior center is supporting Washington State Special Olympics by knitting and crocheting neck scarves for their athletes. Coordinated by volunteer Maddie Fulton, 101 scarves were made by the senior community. Maddie and staff delivered the scarves to the Special Olympics office in early February.

### Federal Grant Request

On October 14th, the City electronically submitted a \$4.9 million grant request to the Federal Economic Development Administration to construct 24<sup>th</sup> Avenue South. This would cover 60% of the expected \$8.2 million construction costs. Preliminary review comments were received in mid-November, supplemental required materials were submitted by December 15<sup>th</sup>, and on January 12th, we received a letter from their regional director, A. Leonard Smith, indicating that our project was not approved for funding because of its cost, the fact that they said it dead ends at S. 208<sup>th</sup> on the north and connects to a 2-lane 24<sup>th</sup> Avenue So. on the south, that there are no committed beneficiaries or jobs expected to materialize for several years into the future, and that there appears to be excess capacity of existing unused commercial/industrial buildings/property

in the area. We plan to reapply when we're a little further along in our site entitlement work with the Port and right-of-way acquisition or if development interest picks up.

Downtown Water Main Project

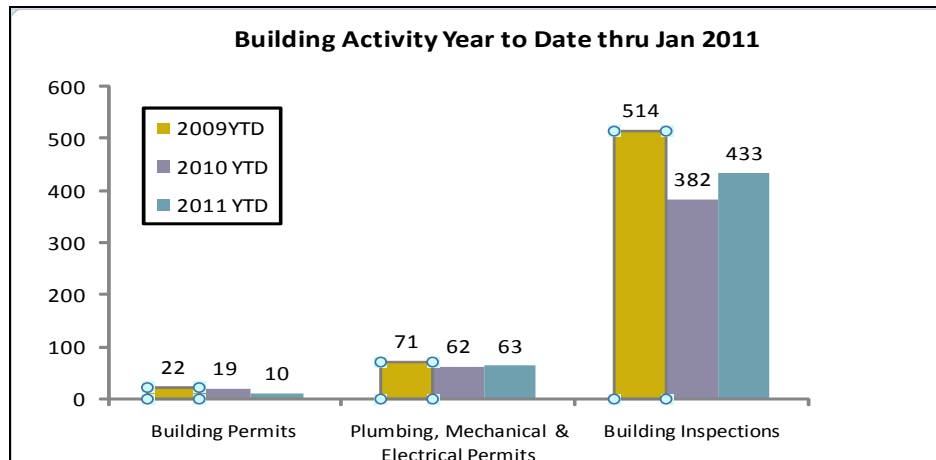
The District is moving forward on the design with City and WSDOT input. The EPA grant application was submitted December 16th and a grant agreement is expected by mid-February. Prior to bidding, the District must complete its new Comprehensive Plan and wants to finalize a new franchise agreement with the City. The bid documents need to be approved by the EPA, Department of Health, and the City. Construction is not likely to start until early June because of EPA review and approval of the apparent low bidder.

Police Department Crime Comparison

January % Difference Comparison's 2010/2011:

<b>STATISTICAL COMPARISON ON REPORTED CRIMES</b>						
Worksheet for January 2011 Month End Report Due February 10, 2011						
	<b>Jan-10</b>	<b>Jan-11</b>	<b>% DIFF</b>	<b>2010 YTD</b>	<b>2011 YTD</b>	<b>% DIFF</b>
Homicide	0	0	N/C	0	0	N/C
Rape	1	0	-100%	1	0	-100%
Robbery	5	5	0%	5	5	0%
Assaults	25	16	-36%	25	16	-36%
Burglary	15	16	7%	15	16	7%
Larceny	49	64	31%	49	64	31%
MV Accidents	17	17	0%	17	17	0%
MV Thefts	12	16	33%	12	16	33%
Arson	0	1	N/C	0	1	N/C
Notice of Infractions	356	412	16%	356	412	16%
Officers Assaulted	0	0	N/C	0	0	N/C
Adult Arrest	31	26	-16%	31	26	-16%
Juvenile Arrest	7	5	-29%	7	5	-29%
Calls For Service	1,057	1,226	16%	1,057	1,226	16%
<b>NC = Not Calculable</b>						

## BUILDING DIVISION



### SCORE Jail Facility

Roofing of all areas continues as mechanical platforms are installed. The perimeter retaining rock walls are complete and paving is about 99% complete. The installation of the main area steel stud framing work and the interior mechanical systems, sheetrock in the administration areas, fire blocking/fire stopping, and placement of the pre-manufactured jail cell panels and bays continues. This multiple trade's work in "tight" areas makes for a challenging inspection scenario, but our inspection team has been able to assist in keeping things moving. Work has begun on the main road into the project off of 200<sup>th</sup> Street. Staff is still working on a number of the deferred plan review items. Building and South King Fire and Rescue continue to review portions of the smoke control plan for the jail. Hopefully, the final plan and approval is getting close to completion.

### Artemis Hotel

The Building Division staff and South King Fire and Rescue continue discussions with Belay Architecture, discussing the type of construction, number of stories, occupancy ratings, ratings of construction, fire department access and other general code items. Discussions have become more detailed in the last week as some of the general project parameters are refined and this building begins to come into focus.

### Highline Community College

Highline College is working on two campus projects. Building 25, the Library, modified the elevator system for accessibility, and completed some fire and life safety improvements. This project was "finaled" the first week in January. Building 9, a \$1.6 million project, is undergoing a "Noise Remedy" upgrade along with other upgrades. Windows, the roofing system, the mechanical system, smoke alarms, ADA items, seismic upgrades and areas of refuge are all being upgraded. Interior wall footings and foundations, ground plumbing and ground and rough electrical work continue in high gear. Revisions and RFI's are still coming in for review at a fairly high rate due to the challenges of a 1960's existing building.

Kingdom Hall

This 68,000 square foot, one-story church is located on 24<sup>th</sup> Ave. The main structure is substantially complete with interior trims and mechanical work nearing completion. The exterior building paint and site work are progressing slowly as they are weather sensitive. This project is about four to six weeks away from completion.

Holly Creek

This project is located at 1919 Kent-Des Moines Road. This \$1,500,000 project involves a re-roof, “re-side”, and interior work to the plumbing and electrical system(s) of a three-story multi-unit apartment building that King County owns. Turner Construction is the contractor. The contractor is moving around the building completing three units at a time. The project is due for completion by the end of March.

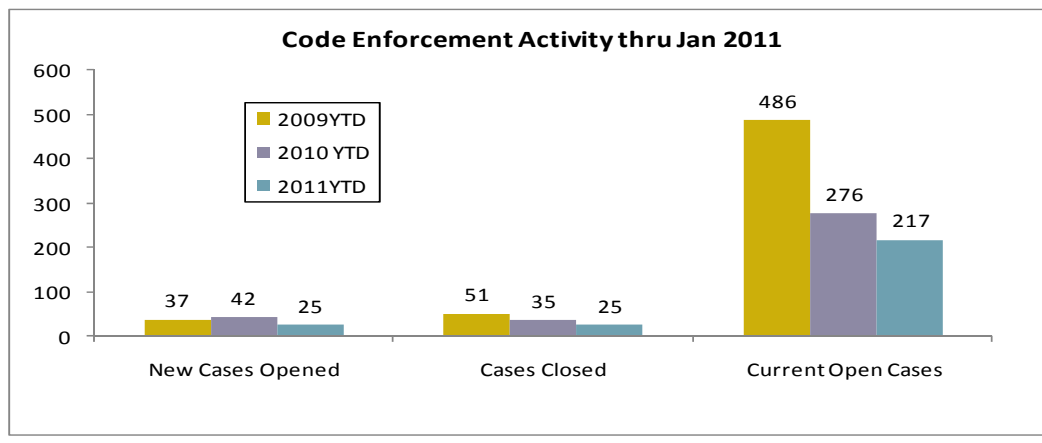
Zenith View Pointe

Work on the east “mixed-use” building at this site is moving along well. The interior has been painted and interior wood finishes, cabinetry, kitchens and bathrooms are just about complete and interior painting is occurring. Outside entry treatment and final landscape screening work is complete.

Work with Lending Institutions

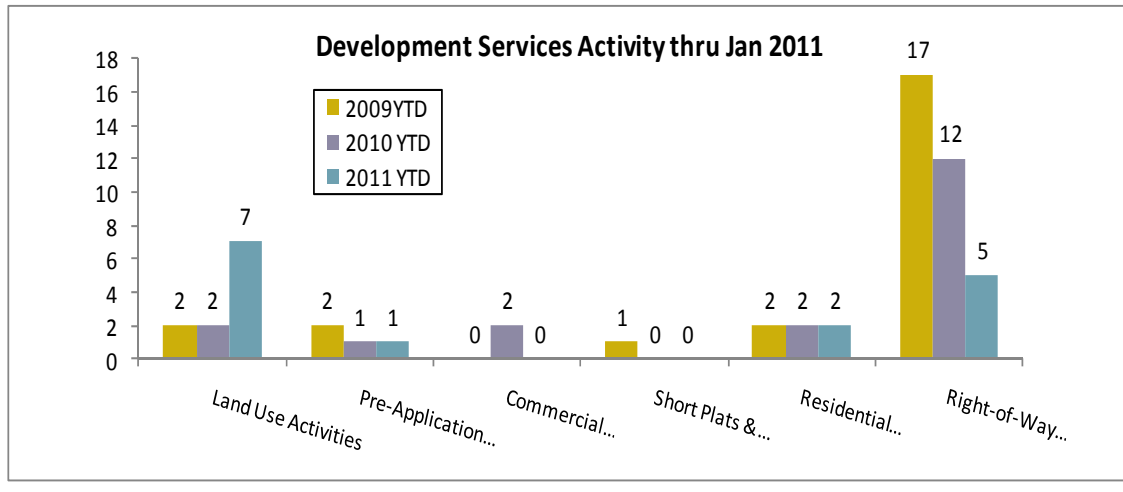
The Building Division continues to work with three lending institutions in order to complete new homes that began construction and have stopped due to builder financial issues. Time and effort is involved in “resurrecting” the permits for these homes. It does appear that, finally, some progress is being made and these new homes will be getting completed at some point. The “process” is time consuming but well worthwhile for both the lending institutions and the surrounding home owners. One of these homes that sat for two years, located in Redondo, was just “finaled” last week.

**CODE ENFORCEMENT**



There were 25 new cases opened and 25 cases closed during January. For 2011, 25 cases were opened, 25 closed, and 217 are currently open. There were .75 volunteer administrative hours donated for Code Enforcement.

### DEVELOPMENT SERVICES



#### Short Subdivisions Pending Review/Approval – 37 total lots

- Massey Creek Estates 7 Lot Modified Short Plat, 23406 14<sup>th</sup> Avenue South, 4/30/07. Minor redlines to be addressed and a lot line adjustment to be completed prior to preliminary plat approval. Applicant contacted the City on 9/1/10 indicating need for additional time and is considering reducing the number of lots. Staff is awaiting a written request with proposed changes.
- Stegin 2 Lot Short Plat, 23246 Marine View Drive South, 3/3/10. Notice of Complete Application sent 3/4/10. Plans routed for review. Review comments sent to applicant on 6/7/10. Staff met with the applicant to discuss options for road improvements to serve this short plat. City staff has decided to require road improvements up front rather than defer those improvements under an agreement format as previously reported. The applicant will be required to pave half the street to serve in the interim as a driveway. Gravel will be required for the remaining portion of the private street tract.

#### Land Division Requests with Approvals, Pending Construction

- Landmarque 67 Lot Plat, 262xx Pacific Highway South 4/03/06. The contractor has completed the installation of the curb, gutters, the joint utility trench and the first lift of asphalt for the new roadway. At this time, further work on the infrastructure will be weather dependent. The City met with Landmark Homes in early December to discuss what infrastructure improvements must be completed prior to final plat approval and which items can be bonded and completed after the recordation of the final plat. On 12/16/10, the City received resubmittal of the final plat documents, which are currently under review by City staff. Model home construction will probably still commence sometime in the early spring of 2011.

- Maslow 5 Lot Plat, 18xx South 222<sup>nd</sup> Street, 2/3/06. The private investors that provided the original applicant the funds to construct the improvements associated with this project (including the sewer extension) have been successful in obtaining bond money refunded to them. These investors are exploring the option of using these bond funds to complete the project this summer. The investors have until July of 2012 to complete the installation of the required improvements. If the improvements are not completed by then, the plat along with any vesting will expire. Staff met with the private investors on 1/24/11 to discuss the improvements that must be completed prior to final plat approval and any mitigations fees that must be paid to the City. The decision to move forward with the project will depend on whether or not the investment in the improvements will recapture their original investment.

#### Commercial Scale Projects Pending Review/Approval

- Clearwire Antenna Expansion – North Hill Water Tank, 505 S. 208<sup>th</sup> Street 1/18/11. Clearwire has submitted applications to install one new panel antenna and replace an existing 2' microwave dish with a new 4' dish. This upgrade to the existing network is needed to address increasing demands on the network by Clearwire subscribers. These new and enlarged facilities will be mounted on the North Hill Water Tank, which currently is used by a number of wireless providers, to include Clearwire. The design review application is currently under review.
- Parkside Elementary Ball Field Drainage Improvements, 2104 S. 247<sup>th</sup> St. 1/24/11. The City received a grading permit to install additional drainage under the ball field that was constructed as part of the reconstruction of the elementary school. Over the last year, ponding has occurred on a portion of the field. In order to resolve this problem, additional under drains are proposed to be installed by the School District. The plans have been reviewed and approved by the City on 1/27/11. The permits to complete the work have not yet been issued to the School District.
- Parkside Elementary Wetland Mitigation, 2104 S. 247<sup>th</sup> St. 12/20/10. During the construction of the new Parkside Elementary School, existing wetland and stream buffers were impacted as the result of the installation of a walking path and a separate bus entrance. The Highline School District was required to submit a buffer enhancement and mitigation plan for this impact. The plan was approved in conjunction with approval of the permits for the new school and the work was completed during the construction. One of the requirements of the mitigation and enhancement plan is that the School District provides annual monitoring reports prepared by a wetland biologist for a period of 5 years or until 2014. This report is under review by staff to determine if the mitigation achieved the goals established by the mitigation plan.
- Ukrainian Church, S. 274<sup>th</sup> Street. The Ukrainian Church of Evangelical Faith submitted preliminary road plans for a street that will connect 12<sup>th</sup> Place South and 16<sup>th</sup> Avenue South. Street right-of-way is proposed to be vacated to accommodate the new alignment along S 274<sup>th</sup> Street. On 11/18/10, the City met with the Church and Lakehaven Utility District to discuss the items needed to support the street vacation. At that meeting the parties agreed that the church needed to resolve the issues surrounding the ownership of the existing detention tract and the transfer of the Lakehaven property. In January, staff sent the church

an email requesting an update on the two ownership issues. No response has been received from the church.

- Des Moines Creek Business Park, 2000 South 216<sup>th</sup> Street. On 9/30/10 the Council approved the 2nd Addendum to the 1st Development Agreement which outlines the terms and conditions of the sale of the streets, as well as how additional rights-of-way will be obtained and compensated for in the expansion of South 216<sup>th</sup> Street and 24<sup>th</sup> Avenue S. The Port Commission approved this Agreement in November. Staff is now drafting a 2<sup>nd</sup> Development Agreement which will provide further details related to required off- site improvements and further reviews and approvals.

#### Commercial Scale Projects with Approvals, Pending Construction

- Heritage Court Condominium Cabana 22810 30<sup>th</sup> Avenue South 10/27/10. Development Services and the Fire Department have approved the building and Surface Water Management has approved the reconstruction of the cabana. Revisions to address the Building Division's comments were submitted by the applicant on 1/19/11; these revisions are still under review by the Building Division.
- Zenith Viewpointe, 4 unit Mixed Use Development, 239xx Marine View Drive. Construction of this project is nearing completion. Planning has signed off on building height, parking, and landscaping.
- South Correctional Entity (SCORE) Facility South 208<sup>th</sup> Street and 18<sup>th</sup> Avenue South, 4/16/09. Overall, the project is proceeding ahead of schedule. Work on the building interior continues, the parking lots have been paved and striped, and the work on the landscaping is nearing completion.
  1. Utility Work: Work to bring the required utilities down 18<sup>th</sup> Avenue is underway at the site.
  2. 18<sup>th</sup> Avenue South: Construction of the required improvements to 18<sup>th</sup> Avenue is underway.
  3. Condemnation: SCORE must still finalize an agreement with WSDOT.
  4. Street Vacation and Surplus: SCORE and the City are working to get the required legal documents together to effectuate the transfer of the funds into the City's account and transfer the title of the property to SCORE.
  5. Critical Areas: The City has received the first monitoring report for the wetland and stream buffer mitigation work required for disturbance associated with the installation of the sewer and storm water lines. SCORE is required to provide annual monitoring reports prepared by a wetland biologist for a period of 5 years or until 2014. This report is currently under review by staff to determine if the mitigation achieved the goals established by the mitigation plan.
- Kingdom Hall, new 8,750 sq. ft. church, 21645 24<sup>th</sup> Ave South, 4/4/07. The grading of the wetland creation area is now complete. However, the wetland biologist has determined that additional surface water runoff from the site must be directed into the wetland in order maintain wetland hydrology. While this change will work for the smaller rain events, it will not work for the larger storm events; as such the revision will not comply with the King County Surface Water Design Manual. The project's wetland biologist and civil engineer are researching options which might include the construction of a detention facility to address the flows associated with the larger rain events. The church building is completely

weathered in and nearly complete; however, until the runoff issue is addressed, the church cannot install the parking lot, which is delaying the completion of the project.

#### Shoreline and Critical Area Projects Pending Review/Approval

- Shoreline Master Program (SMP). The City Council conducted a public hearing on January 27, 2011 and adopted an ordinance approving the SMP Update and codifying it. Staff is working to get copies made for internal distribution and to DOE.
- Richter Shoreline Cabana, 8/9/10. Submittal of application materials for a Development Exception, SEPA, and Shoreline Exemption Request. Notice of Complete Application sent 10/14/10. SEPA comment and appeal period ended on 12/17/10 with two comments. Staff is in the process of completing its review and issuing decisions for both the Shoreline's Substantial Development and the Critical Areas Development Exception applications.
- Lakehaven Water and Sewer District, 6/23/10. Shoreline exemption request for sewer line inspection activity for sewer installed in the intertidal beach area within the lower Woodmont area.
- Warren SFR, 12/30/10. SEPA review for single family residence. Under Planning review. SEPA DNS comment/appeal period to begin 1/31/11.
- Aim Holdings SFR Remodel, 1/27/11. Shoreline Exemption request. Pending Planning review.

#### City Services Management and Coordination

- Solid Waste. A Request for Proposals (RFP) for City solid waste collection services was published on 1/14/11. Staff contracted with Epicenter Services, LLC for preparation of the RFP materials and draft contract. Proposals are due on March 16, 2011. Existing collection services were extended to 10/31/11 with the new contract to take effect on 11/1/11.
- Recycling. The 2011 Local Hazardous Waste Management Program grant from Seattle & King County Public Health was approved for signature by the City Council on 1/27/11. This grant is one of three that fund the residential and business recycling events. The next residential recycling event has been scheduled for 3/12/11 at the Des Moines Marina.

#### Pre-Design Review Project Coordination:

- Artemis Hotel, 383 Room Hotel, S. 224<sup>th</sup> St. and Pacific Highway. Staff met with the architectural firm that will prepare the materials for the Design Review application on 10/19/10. The primary purpose of the meeting was to discuss the review process for the project and begin discussions regarding what type of information must be submitted for the Design Review Application. The Design Review application is anticipated to be submitted sometime in the spring of 2011, with construction slated to commence in early fall of 2011.
- SeaMar Redevelopment, 10,000 SF Treatment Center and 30 Unit Housing Building, 24215 Pacific Highway South. The project will move forward through the land use permitting process at a minimum this year. Currently, the architect firm is preparing the required documents and plans. Construction might occur this year - contingent upon funding.
- Food Services of America, 50,000 SF Wholesale/Distribution Facility. Staff met with representatives from Food Services of America on 1/25/11 to discuss the construction of a wholesale facility located on the old Rose's Diner site on Pacific Highway. The company has owned the property for a number of years and is now looking to consolidate a number of

its subsidiaries, which are currently housed in facilities located in Tukwila and Kent. One of the key challenges is that the use is no longer permitted on the property, which is zoned Community Commercial - CC. The proposed use of the property would have been permitted, but was eliminated as an unintended consequence of a recent change to uses allowed in the Downtown Commercial - DC zone. The City expects to receive a request from Food Services of America to modify the zoning code to correct the use issue.

## **PLANNING**

### **Marina District Planning**

Per Council Finance and Economic Development Committee direction, staff began working on zoning and development code changes for the Marina District. Work included providing data for and reviewing the draft ordinance, and work on the SEPA checklist.

## **PARKS & PUBLIC WORKS OPERATIONS AND MAINTENANCE**

Parks and Public Works Maintenance staff performed maintenance activities as follows: ROW tree removal, open ditch maintenance and ROW surface water issues, shoulder vegetation control, gravel and paved road surface repairs and grading, routine parks rounds & maintenance, and street sweeping. Additional maintenance operations included maintenance at several storm detention ponds at multiple zones within the City. A snow and ice event occurred on January 11<sup>th</sup> which required all sections of the department to respond. Division specific areas of focus are outlined below:

### **Surface Water Management (SWM):**

- Performed scheduled maintenance of detention ponds by zones within the City.
- Open ditch maintenance included removal of vegetation and accumulated soils, work included related shoulder grading at each location.
- Preparation of ROW for storm pipe extension project.
- Leaf and debris clearing throughout the City via sweeping operations and manual cleaning of storm pipe cages.
- 69 utility locate services were requested and completed during the month.

### **Transportation (Streets/Traffic):**

- Removal of ROW trees and fallen limbs at various locations throughout the City.
- Sign inspections, repairs, and replacement at multiple locations.
- Gravel and paved road surface maintenance; pot-hole repairs at multiple locations.
- Snow and ice removal, and sanding operations were performed by all staff, further details below.

### **Parks:**

- Routine mowing, line trimming, pruning, and park clean-up /inspections at City parks and ball fields.
- Removal of hazardous trees at Big Catch Plaza.

### **Facilities:**

- General maintenance and repairs at multiple facilities throughout the City.

### **Snow & Ice Event:**

- Plowing and sanding operations occurred as a result of the snow and ice event on January 11th. In anticipation of the event a split shift was developed for the day with four maintenance staff working a late shift which ended at 10:30 PM. Priority A, B, and C road surfaces were plowed and sanded during this shift. The four-man crew plowed and applied a combination of sand and road salt (three parts sand; one part salt) to these priority roads. Approximately 18 tons of sand and salt mix was applied.

#### Equipment Services

- The City shop is current with 36 maintenance events taking place this month. All four of the new police patrol cars are in service. We have started using our new vehicle maintenance program built by Steve Schunzel for the shop operations and vehicle maintenance. It is very easy to use and believe it will be very helpful.

### **SURFACE WATER MANAGEMENT (SWM)**

#### NPDES Permit Activity

The City has operational control of 59 storm water detention and treatment facilities throughout the City, which are required to be inspected annually to ensure that the facilities are up to maintenance standards. As of January, 35 of the facilities have been inspected and 30 work orders have been issued for maintenance, with 22 of the work orders completed. Conversion of inventory system to GIS continues and is 92% complete.

#### Illicit Discharge Detection and Elimination (IDDE)

No complaints of illegal connection/dumping were investigated during January. In February, staff will be meeting with the NPDES coordinators for the Port and SeaTac and staff from King County to discuss a potential IDDE study for Des Moines Creek.

### **TRANSPORTATION SERVICES**

#### Signal, Signing and Marking Engineering

Staff has directed our contract signal maintenance crew to place a 1" yellow reflective tape around each signal head in the City. This improvement provides additional reflectivity at night and in the event of a power outage. The MUTCD recommends agencies make this improvement. Crews are about 95% complete with this item with only one intersection remaining (SR-99/KDM). The City was awarded a grant from WTSC for school zone flashers which would be installed for Midway Elementary/Pacific Middle School on 24<sup>th</sup> Ave S. Construction is anticipated to begin in late February or early March.

#### Transit/ITS

The Rapid Ride Fiber Communications construction is complete. New signal timing plans for Pacific Highway South were downloaded during the first week of October to better improve traffic flow during the AM and PM peak commute times on Pacific Highway South through Des Moines. On December 10, Transit Signal Priority was turned on to provide better efficiency for the Rapid Ride busses on the Pacific Highway corridor. Metro has reported a 25% increase in ridership along SR-99 with addition of the Rapid Ride A-line.

#### Street Vacations

Staff currently has two pending applications: a portion of 5th Pl. S. that abuts Sound View Drive S. in Redondo, and S. 274<sup>th</sup> St. between 12<sup>th</sup> Ave. S. and 16<sup>th</sup> Ave. S. Staff is working with the petitioners of the Redondo street vacation for an equitable division of land between three adjacent landowners.

Multi-Year Civil Engineering Services

New On-Call Engineering Services contracts were negotiated for 2010 and 2011. Council awarded the ten contracts on June 10, 2010. Following report indicates expenditures authorized by approved Task Orders.

Consultant	City Mgr	Council	Authorized	Spent
Blueline Group				
ESA Adolfson				
James W. Ellison				
Exeltech				
Fehr & Peers				
INCA		1	\$137,572	
KPFF	1	1	\$82,354	
KPG				
Pace				
Parametrix				

Bids, RFPs and RFQs issued in January

Invitation for Bids Issued 01-25-11 - Field House Restroom Renovation Project