

## AGENDA

Finance and Economic Development Committee Meeting  
Thursday February 12, 2015  
5:00 p.m. – 6:50 p.m.  
South Conference Room

1. Call to Order
2. Approval of the January 8, 2015 meeting minutes
3. Draft Ordinance No. 14-240 Community Commercial (C-C) Zone

Note: Draft Ordinance 14-240 is in your Council Packet.

If the Committee wishes, staff will be prepared to discuss the following issues:

1. Change to add public parking as a permitted use with or without a sunset date.
  2. Reduction in the amount of required retail space from 25% to 10% for bakeries (and confectioneries?)
  3. Adding screened outside boat storage as a C-C permitted use
  4. Maintaining (and not reducing) the amount of parking required for personal services and retail businesses.
4. 2015 Comprehensive Plan Periodic Update (see note below):
    - General Planning Element
    - Land Use Element
    - Housing Element
    - Community Character Element
    - Healthy Des Moines Element
  5. Committee member comments

### Please Note:

These elements are scheduled for discussion at the March 5<sup>th</sup> Council meeting. Recall that the 2015 Comprehensive Plan Update must be adopted by June 30<sup>th</sup>, 2015. Given this deadline, coupled with other workload demands, it is essential that Council discuss these elements on March 5<sup>th</sup>. If the committee wants further review of these elements before these go to the Council on March 5<sup>th</sup>, additional committee meeting(s) will need to be scheduled in February, before the 24<sup>th</sup>.

# MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

January 8, 2014

South Conference Room

21630 11<sup>th</sup> Avenue South, Des Moines, WA

## Council Members

Chair Matt Pina  
Jeremy Nutting  
Jeanette Burrage

## City Staff

Tony Piasecki – City Manager  
Michael Matthias – Asst. City Manager  
Dan Brewer – PBPW Director  
Denise Lathrop – Community Development Mgr  
Grant Fredricks – Consultant  
Pat Bosmans – City Attorney  
Tim George – Assistant City Attorney  
Matt Hutchins- City Prosecuting Attorney  
Lawand Anderson- Paralegal/DV Advocate  
Autumn Lingle- Executive Admin Assistant

## 1. Call to Order

The meeting was called to order at 5:30 p.m. by Chair Matt Pina

## 2. Approval of the November 13, 2014 Meeting Minutes

Minutes approved as submitted.

## 3. Update on Nuisance Property Abatement

City Attorney Pat Bosmans provided a summary on how the following nuisance properties were being addressed. She categorized the properties using criteria such as its assessed value, King County Assessors condition, Police calls for service, Fire calls for service, number of contact between Code Enforcement and owner/manager (in the last 2 years), number of citations filed by the prosecutor (last 2 years) and basis for citation:

- 22106 28<sup>th</sup> Ave S
- 2828 S 224<sup>th</sup> St
- 24813 16<sup>th</sup> Ave S
- 22033 16<sup>th</sup> Ave S
- 22204 20<sup>th</sup> Ave S
- 24411 24<sup>th</sup> Ave S
- 23209 21<sup>st</sup> Ave S
- 826 S 200<sup>th</sup> St
- 24303 27<sup>th</sup> Ave S
- 24311 27<sup>th</sup> Ave S
- 1804 S 264<sup>th</sup> Pl
- 1901 S 259<sup>th</sup> St
- 24111 23<sup>rd</sup> Ave S
- 22325 Marine View Dr S
- 22602 Marine View Dr S
- 21640 30<sup>th</sup> Ave S
- 19603 Des Moines Memorial Drive S
- 23601-23609 Pacific Highway S

Councilmembers discussed reviewing procedures used by other cities concerning nuisance properties and perhaps implementing those in Des Moines. City Attorney Bosmans asked for guidance and critique from the Councilmembers.

**4. Pacific Highway South Corridor – Community Commercial Zoning (South 252<sup>nd</sup> St – South 272<sup>nd</sup> St.)**

Staff addressed questions & comments about Draft Ordinance 14-240 C-C Zone posed by Councilmember Burrage. Due to time constraints, not all questions were answered. City Manager Piasecki suggested the next meeting start with question number five.

**5. Committee Member Comments**

None.

The next regular meeting is tentatively scheduled for February 12, 2015, from 5:30-6:50 p.m. in the South Conference room.

Adjourned at 6:14 p.m.

Respectfully submitted by:

Autumn Lingle, Executive Assistant/HR Technician

DRAFT



**2015 Comprehensive Plan Update**  
**Council Finance and Economic Development Committee Meeting**  
**February 12, 2015**

**Introduction:**

The purpose of this item is to provide the Council Finance and Economic Development Committee the opportunity to provide feedback on staff proposed amendments to the following Comprehensive Plan elements:

- Chapter 1: Introduction (replaces General Planning Element)
- Chapter 2: Land Use Element
- Chapter 7: Housing Element
- Chapter 8: Community Character Element
- Chapter 12: Healthy Des Moines Element

The background and structure for the 2015 Comprehensive Plan Update has been previously discussed with the Finance and Economic Development Committee (F&EDC) and with the full Council. Key points discussed include:

- Formatting: update text and layout, add color and pictures, remove numbered paragraph format, and make text more concise and reader friendly (e.g., Healthy Des Moines Element).
- Background Sections: update to clarify purpose, streamline text, remove numbered paragraph format.
- Goals/Policies: remove duplicative language, combine like policies, improve layout, make goal/policy/strategy numbering consistent between plan elements.
- Strategies: rename "Implementation Strategies," remove duplicative language, streamline.
- Overall: create a positive tone and remove negative language.
- Consider replacing the General Planning Element with a Vision Statement for the City and general introduction to the Comprehensive Plan.
- Adding an Economic Development Element or Economic policies to the Land Use Element.

To facilitate the discussion you will see three documents for each chapter being discussed:

1. A copy of the proposed amendments shown in track changes with staff comments in the margins that clarify why text is being deleted or moved;
2. A copy of the chapter as it reads with the changes accepted; and
3. A copy of the original chapter as it reads today for comparison.

**Discussion:**

For each of the chapters discussed, there have been significant changes to the background and context sections. These are working draft documents that are subject to change pending further Council and community input. Some of these chapters have not been updated since 1995 while others have had minor updates as part of our annual Comprehensive Plan review and amendment process. Goals, policies, and/or strategies that are duplicative or have been modified, merged with others or deleted are noted in the margins. A number of goals, policies, and/or strategies were phrased as regulations and are currently addressed in the Des Moines Municipal Code or other State or Federal law, and have been deleted.

There is a lot of information to cover in a short timeframe; particularly given we have compressed what was intended as two year robust outreach and update process into about a six month timeframe. We anticipate incorporating information from the on-line survey and other community outreach which may result in additional or changed information. We will work with the Council and F&EDC to incorporate additions and edits into the plan. It would be most efficient use of staff time if the F&EDC /individual members provide a consolidated set of questions and/or comments for staff to respond to or incorporate into the plan.

## **Chapter 1: Introduction (replaces General Planning Element)**

The General Planning Element has been replaced with an Introduction section. A number of the goals, policies and implementation strategies that were contained in the General Planning Element have been moved to Chapter 2: Land Use Element as indicated by the marginal notes in redline version of the original chapter.

The new Introduction chapter provides background information on our community, a statement of the City Vision for 2035, and a description of the comprehensive planning process. Currently, the Des Moines City Council 2015 Vision serves as a placeholder for the Des Moines 2035 Vision Statement. Over the next several months we will continue to work with the F&EDC and Council to refine the Vision statement.

## **Chapter 2: Land Use Element**

The Land Use Element guides future use of land in Des Moines and demonstrates how the City will accommodate future population and job growth over the next 20 years. By 2035, Des Moines will need to accommodate 3,000 housing units and 5,000 jobs. Proposed amendments to the Land Use Element are intended to reflect recent planning efforts with the Council to direct growth into areas well-served by transit and other services; to revitalize and enhance our commercial areas; and maintain quality of life. Given the focus of our discussion to be on the intent, goals, policies and implementation strategies contained in the Land Use Element, we have intentionally omitted the land use and neighborhood maps.

## **Chapter 7: Housing Element**

Most of the proposed amendments to the Housing Element reflect current thinking on housing choices, housing stock, aging in place, and funding strategies for provision of affordable housing. We have also added information relating to housing opportunities near transit/future Light Rail station areas.

## **Chapter 8: Community Character Element**

The Community Character Element focuses on residential neighborhood preservation, historic preservation, property acquisition areas and noise. We are proposing to delete this chapter as there is significant overlap with other elements of the Comprehensive Plan.

As it relates to neighborhood preservation, the Land Use Element sets the land use development pattern for the City and contains language addressing incompatible land use. This is further supported by our current development regulations that address issues such as height, bulk and scale; landscaping and screening; parking and traffic; and construction standards.

As it relates to historic preservation, we have captured the intent of the goals in the Land Use Element; however, many of the policies and strategies call for specific actions/programs to be implemented by the City. This would entail staffing, programming and funding on the City's part and requires further discussion with the City Council.

As it relates to property acquisition areas, this seems to be a carryover from the Port of Seattle buyout area for the third runway noise mitigation. Issues associated with noise are addressed through our Municipal Code and International Building Code requirements.

## **Healthy Des Moines Element**

This element was adopted in 2012. There are minor amendments to reflect the new document format and new goals, policies and strategies related to the implementation of the Des Moines K-FIT program.

## Chapter No 1: Introduction

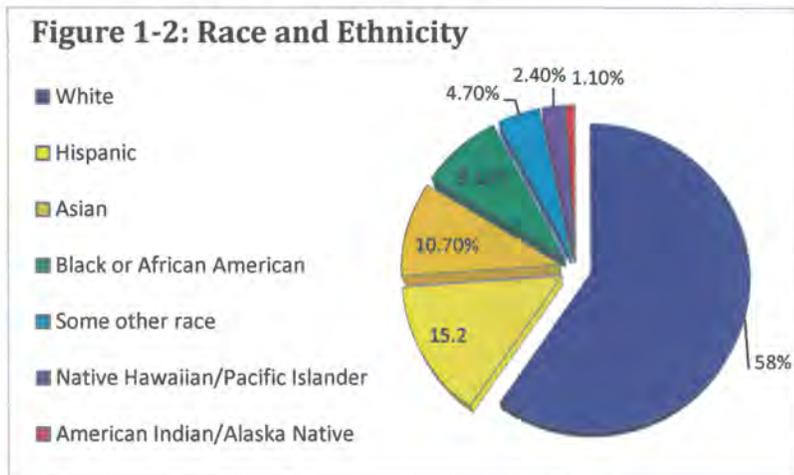
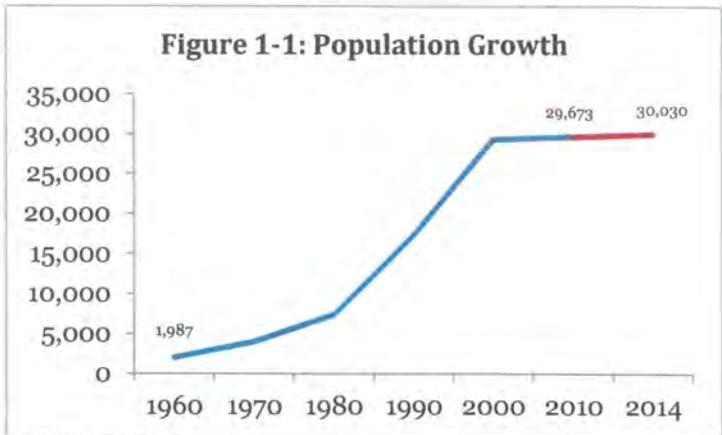
The Des Moines Comprehensive Plan is a 20-year plan that articulates our community’s vision and values about how we will grow into the future. The goals, policies and implementation strategies included in this Plan provide a basis for the City’s regulations and guide future decision-making. The Plan also addresses anticipated population and employment growth, and how facilities and services will be maintained or improved to accommodate expected growth between now and the year 2035.

This Introduction section provides background on our community, our Vision for 2035, and a description of the comprehensive planning process.

### OUR COMMUNITY

The City of Des Moines is situated along Puget Sound midway between Seattle and Tacoma, Washington. Geographically, the City is long and narrow (6.3 miles long and 2.1 miles wide) and covers 4,340 acres.

Des Moines was incorporated on June 17, 1959 and is currently developed as a suburban residential community. Between the time of incorporation and year 2000, the City experienced significant growth which was primarily the result of annexations from King County. In more recent years, the City has experienced minimal growth. According to the 2010 United States Census (2010 Census), Des Moines had a population of 29,673 and was the 41st largest city in the state and the 12th largest city in King County. As of April 1, 2014, the Washington State Office of Financial Management estimated the City’s current population at 30, 030. Figure 1-1 shows the growth trend over the past 53 years.



With each passing year, Des Moines is become more diverse both in age and ethnicity. Per the 2010 Census, the median age in Des Moines was 38 years old and nearly 18 percent of the population was age 62 or older. Figure 1-2 shows the racial makeup of our community at the time of the 2010 Census, which is roughly 58% white, with the Hispanic population at 15%, followed by Asian at 11% and Black or African American at 9%.

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According to the 2013 American Community Survey by the US Census Bureau, the median income for a household in the city was \$59,799 while the per capita income for the city was \$27,056 and about 15% of the population was living at or below the poverty level. Major employers in Des Moines are the Highline School District, Highline College, the City of Des Moines and two retirement centers.

### LOOKING FORWARD TO 2035

The mission of Des Moines City Council is to “protect, preserve, promote and improve the community by providing leadership and services reflecting the pride and values of Des Moines Citizens.” Looking forward to the year 2035, the City Council’s vision is for Des Moines to be:

*“An inviting, livable, safe waterfront community  
embracing change for the future  
while preserving our past.”*

Growth and development within Des Moines are influenced by activities outside the city, including: state regulations; regional economic trends, development plans, transportation systems and commuting patterns; development within bordering jurisdictions; and local influences such as Sea-Tac Airport and Highline College.

By year 2040, the Puget Sound Region is expected to add 5 million people and 3 million new jobs. This growth is being allocated to the four-county region – King, Pierce, Snohomish and Kitsap Counties. King County will need to accommodate 233,077 new housing units and 428,068 new jobs which it has distributed to its Metropolitan Cities, Core Cities, Larger Cities (including Des Moines), Small Cities, and Urban Unincorporated areas in the form of “growth targets”.

***Des Moines needs to plan for an additional 3,000 Housing Units and 5,000 New Jobs.***

As we plan for our future, we need to consider how we can grow in ways that support economic development and jobs; create strong neighborhoods with a range of housing, commercial, and transportation options; and achieve healthy communities that provide families with a clean environment.

### THE COMPREHENSIVE PLAN

The *Des Moines Comprehensive Plan* serves as a roadmap that expresses our community’s goals and aspirations for how we want to grow and prosper into the future. It is the City’s official policy guide that defines—through goals, policies and implementation strategies—how Des Moines should best accommodate forecasted household and job growth, manage traffic, and provide open space and recreational opportunities and other vital services. The plan is “comprehensive” in both scope and coverage. It addresses the use of land and buildings, the movement of traffic and pedestrians, the provision of parks, schools, and public facilities, and protection of the environment. It also addresses residential neighborhoods, commercial areas, public and institutional lands, and public rights-of-way. The plan also provides a guide for public investments and



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capital improvements, and can help to ensure that local public dollars are spent wisely. Finally, the comprehensive plan serves as a marketing tool to promote Des Moines's unique assets, and help to attract new families, businesses, investment and development to our community.

As a companion to the Comprehensive Plan, the Des Moines Municipal Code along with other Federal and State regulations provide the requirements for the permitting, development and use of land and buildings that implement many of the goals, policies and strategies contained in the Plan.

### **Relationship to the Growth Management Act**

The State of Washington adopted the Growth Management Act (GMA) in 1990. This legislation requires comprehensive plans to include specific elements; obligates cities to adopt implementing regulations and counties to develop Countywide Planning Policies (CPPs) to address regional issues; and establishes protocols and deadlines for these tasks.

The GMA sets out fourteen statutory goals that guide the development of comprehensive plans. For a plan to be valid, it must be consistent with these goals and the specific requirements of the Act. Consistency, in this context, means that a plan must not conflict with the state statutory goals, CPPs, or plans of adjacent jurisdictions. The fourteen statutory goals identified in the state legislation are summarized as follows:

- Guide urban growth to areas where urban services can be adequately provided;
- Reduce urban sprawl;
- Encourage efficient multi-modal transportation systems;
- Encourage the availability of affordable housing to all economic segments of the population;
- Encourage economic development throughout the state;
- Assure private property is not taken for public use without just compensation;
- Encourage predictable and timely permit processing;
- Maintain and enhance natural resource-based industries;
- Encourage retention of open space and development of recreational opportunities;
- Protect the environment and enhance the state's quality of life;
- Encourage the participation of citizens in the planning process;
- Ensure adequate public facilities and services necessary to support development;
- Identify and preserve lands and sites of historic and archaeological significance; and
- Manage shorelines of statewide significance.

### **Relationship to the Countywide Planning Policies and Vision 2040**

As part of the comprehensive planning process, King County and its cities have developed Countywide Planning Policies. These policies were designed to help the 39 cities and the County to address growth management in a coordinated manner. The policies were adopted by the King County Council, and subsequently ratified by cities, including the City of Des Moines.

Taken together, the CPPs try to balance issues related to growth, economics, land use, and the environment. Specific CPP objectives include:

- Implementation of Urban Growth Areas;

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- Promotion of contiguous and orderly development;
- Siting of public and capital facilities;
- Establishing transportation facilities and strategies;
- Creating affordable housing plans and criteria; and
- Ensuring favorable employment and economic conditions in the county.

In addition to the GMA and CPPs, Des Moines' Comprehensive Plan is guided by the multi-county policies of Vision 2040, the regional plan developed by the Puget Sound Regional Council. Vision 2040 is an integrated, long-range vision for maintaining a healthy region by promoting the well-being of people and communities, economic vitality, and a healthy environment. It contains an environmental framework, a regional growth strategy, and policy sections that are guided by overarching goals, implementation actions, and measures to monitor progress.

### Why is the Comprehensive Plan important to me?

The Comprehensive Plan is used as a guide to decide where housing and business growth should occur, what transportation system we will have to support the growth, what types of businesses and jobs we want to encourage, what types of housing we should have in the community, how we can protect our environmentally sensitive areas and what values we want reflected in the character of our community. The Plan is the basis for zoning, which in turn guides development permits in the City.

### How is the Comprehensive Plan used?

The Plan sets the framework for the City's land-use pattern and what uses are allowed where. It also provides for the basis for regulations such as zoning, building height, landscaping, sign standards, protection of streams and wetlands, and other development regulations. The Plan is also the policy basis for decisions in reviewing development projects and mitigating impacts under the State Environmental Policy Act.

### Who decides what the Plan says?

The City engages the community to develop a shared vision based on common values, desires and goals. Public meetings and hearings are held to obtain public comment on the draft Plan. The City Council takes the public comments and testimony into consideration before approving the final Plan.



As the City embarked on the 2015 Comprehensive Plan update, we asked community members, businesses, property owners and visitors to describe their future Des Moines. Outreach methods included public open houses; tabling events at the Farmers Market, Des Moines Area Food Bank, and public libraries; and a community survey and information posted on the City's website. The "Wordle" graphic shown here reflects the community's vision for Des Moines in 2035.

Des Moines' Comprehensive Plan has been updated to incorporate the community's vision and values into goals, policies and implementation strategies that will carry and sustain our City into the future.

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### What topics are addressed in the Comprehensive Plan?

The State Growth Management Act (GMA) governed by RCW 36.70A specifies “required” elements – those that must be included in the Comprehensive Plan; and “optional” elements – those that can be included by a jurisdiction if desired. Below is a list of the elements required under Growth Management Act (\*) and additional optional elements contained in Des Moines Comprehensive Plan:

- Introduction (formerly General Planning Element)
- Land Use\*
- Transportation\*
- Conservation
- Parks, Recreation and Open Space\*
- Capital Facilities, Utilities, and Public Service\*
- Housing\*
- Economic Development (New Element)
- North Central Neighborhood
- Marina District
- Pacific Ridge
- Healthy Des Moines

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**Note:** This chapter is replaced with a new Introduction. Marginal comments indicate where goals, policies and strategies have been moved to the Land Use Element.

## Chapter 1: GENERAL PLANNING ELEMENT

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### 1-01 GOALS

**1-01-01** To actively guide and manage growth in a way that preserves and enhances the quality of life in Des Moines and its diverse neighborhoods.

**Comment [dl1]:** Incorporated into Goal LU 1

### 1-02 BACKGROUND AND CONTEXT

**1-02-01** The City of Des Moines Comprehensive Plan was adopted in 1995 and was entitled the *Greater Des Moines Planning Area Comprehensive Plan*. The original plan has been amended according to the Legislative History included on page one of this document. Since 1995, the majority of potential annexation areas that surrounded the City have been annexed by Des Moines and surrounding cities. To reflect this change in conditions, the name of this document has been changed to the *City of Des Moines Comprehensive Plan*.

**1-02-02** The City of Des Moines has undergone rapid growth and development during the last ten years largely due to annexations. Current economic conditions and forecasts suggest that growth will continue within the existing city boundaries throughout the next decade.

**1-02-03** Growth and development within Des Moines are influenced by activities outside the city, including: Seattle-Tacoma International Airport (STIA), regional economic trends, regional transportation systems and commuting patterns, regional development plans, development within bordering jurisdictions and state regulations.

**1-02-04** Des Moines is bordered by the Cities of Kent, Normandy Park, Burien, SeaTac, and Federal Way.

**1-02-05** The 1990 Growth Management Act, that was adopted by the 1990 State Legislature and has been amended several times, requires Des Moines to undertake numerous planning activities including but not limited to:

- (1) Adopt a Comprehensive Plan.
- (2) Adopt development regulations in conformance with the Comprehensive Plan.
- (3) Make capital improvement decisions in conformance with the Comprehensive Plan.
- (4) Coordinate planning with neighboring jurisdictions.
- (5) Regularly review and amend the Comprehensive Plan.
- (6) Involve citizens in the process of updating and amending the Comprehensive Plan.

**1-03**      **POLICIES**

- 1-03-01      Manage community growth so that overall public benefits exceed public cost. Comment [dl2]: Incorporated into Policy LU 1.2
  
- 1-03-02      Utilize the Comprehensive Plan as the policy basis for preparing neighborhood plans, establishing development regulations, prioritizing capital improvement construction, reviewing individual development proposals and making other decisions affecting the growth and development of Des Moines and the surrounding area. Comment [dl3]: Now Policy LU 1.1
  
- 1-03-03      Monitor, review and update the Comprehensive Plan annually to reflect current community values, economic conditions, and technologies. Comment [dl4]: Now Policy LU 1.3
  
- 1-03-04      Promote citizen involvement in updating the Comprehensive Plan, preparing development regulations, and reviewing major development proposals. Comment [dl5]: Now Policy LU 1.4
  
- 1-03-05      Plan for and regulate development to enhance the quality and maintain the unique character of Des Moines' neighborhoods and business districts. Comment [dl6]: Now Strategy LU 1.1.1
  
- 1-03-06      Establish and enforce development standards that are clear, predictable and allow for flexibility to account for unique circumstances. Comment [dl7]: Now Strategy 1.1.3
  
- 1-03-07      Coordinate planning for Des Moines with state, regional, county-wide and neighboring jurisdictions' planning activities. Comment [dl8]: Now Strategy 1.1.4
  
- 1-03-08      Cooperate with other governmental bodies, institutions and businesses and assume a leadership role in pursuing activities of mutual benefit. Comment [dl9]: Not sure what this policy is getting at.
  
- 1-03-09      Cooperate with adjacent jurisdictions to adjust irregular municipal boundaries when the adjustment is in the best interest of Des Moines. Comment [dl10]: Policy Question: Is this still a valid goal?

**1-04**      **STRATEGIES**

**1-04-01**      **Planning Consistency**

- (1)      As part of the Comprehensive Plan, prepare plans guiding growth and development in each of the following neighborhoods in Des Moines (Figure 1-1, Neighborhood Planning Areas map):
  - (a)      Central Des Moines
  - (b)      Marina District
  - (c)      North Central
  - (d)      Zenith
  - (e)      South Des Moines
  - (f)      Pacific Ridge
  - (g)      Woodmont
  - (h)      North Hill
  - (i)      Redondo

- (2) Update the Zoning Code, Subdivision Code and other development regulations to be consistent with the policies of the Comprehensive Plan.
- (3) Evaluate proposed subdivisions, rezones, conditional use permits, planned unit developments, unclassified use permits and other development proposals involving discretionary decisions by the City for consistency with the Comprehensive Plan.
- (4) Evaluate all capital improvement proposals for consistency with the Comprehensive Plan.
- (5) Utilize the authority of the State Environmental Policy Act (SEPA) to ensure that new development is designed and constructed consistent with the Comprehensive Plan. Monitoring and Updating
- (6) Maintain a current record of developed and undeveloped land. Regularly update the record to keep track of development trends.
- (7) Establish a schedule to review one or more elements of the Comprehensive Plan each year so that all elements may be regularly amended to present an accurate statement of existing city policy. This schedule should ensure that each element of the plan is reviewed as often as necessary to remain current, but at least once every five years. A proposed schedule is included in Appendix C. The plan should be amended no more frequently than once each year, except in emergency situations when the City Council determines that a more frequent amendment is necessary in the public interest.

**Comment [dl11]:** Addressed in LUE Background and Context and Policy LU1.7 and supporting strategies.

**1-04-02**      **Citizen Involvement**

- (1) Involve citizens in the process of preparing and amending the Comprehensive Plan and development regulations by using such techniques as Planning Agency review, public opinion polls, advisory committees, newspaper articles, public hearings, and public workshops.
- (2) Conduct public hearings on all development proposals that seek changes from existing development regulations (e.g., rezones, variances and planned unit developments) or which are potentially incompatible with neighboring development (e.g., conditional and unclassified uses) prior to city approval of those proposals. Provide an opportunity for public comment on all development proposals subject to SEPA review.
- (3) Notify the public of all development proposals involving SEPA review or public hearings by using the most efficient methods available.

**Comment [dl12]:** Now Strategy LU 1.4.1, LU 1.4.2 and LU 1.4.3

**1-04-03**

### Development Standards

- (1) Review and amend as appropriate the Zoning Code, Subdivision Code and other development regulations to provide high standards for new development.
- (2) Review and amend as appropriate the Zoning Code, Subdivision Code and other development regulations to establish development standards that are clear and predictable, that simplify the review process, and adapt to varied site or neighborhood conditions.
- (3) Consistently and equitably enforce development standards. If such enforcement is not possible, re-evaluate the standards and amend them to be more precisely defined.
- (4) Require property owners to maintain their property consistent with public health, safety, and welfare. Consistently and equitably enforce such requirements.
- (5) As permitted by state and federal law, ensure that all actions required by the City of Des Moines, including but not limited to, approvals, permits and licenses, are consistent with SEPA and the City's lawful exercise of its SEPA authority pursuant to RCW 43.21C.060. The City may impose conditions on any action where such conditions are necessary to mitigate specific adverse environmental impacts identified in environmental documents prepared under SEPA. The City may deny any action if the City finds: (a) the proposal would be likely to result in a significant adverse environmental impact(s) identified in a final or supplemental impact statement prepared under SEPA, and (b) reasonable mitigation measures capable of being accomplished are insufficient to mitigate the identified impact(s).

**Comment [dl13]:** Incorporated language into Strategy LU 1.1.2

**Comment [dl14]:** Incorporated into Strategy LU 1.1.3

**Comment [dl15]:** Intent captured in Strategy LU 1.1.3

### 1-04-04 Intergovernmental Cooperation/Annexation

- (1) Participate in planning activities affecting Des Moines undertaken by state agencies, King County, regional agencies, tribes, and special purpose districts. Seek to influence the decisions of those agencies to be consistent with the City of Des Moines Comprehensive Plan. When decisions are made by state, county, regional agencies, tribes, or special purpose districts, and those decisions are clearly in the best interests of the state, county or region, take appropriate steps to implement those decisions within the City of Des Moines. This may include the imposition of conditions necessary to mitigate specific adverse environmental impacts on the City of Des Moines identified in environmental documents prepared under SEPA. The City may deny any action if the City finds: (a) the proposal would be likely to result in a significant adverse environmental impact(s) identified in a final or supplemental environmental impact statement prepared under SEPA, and (b) reasonable mitigation measures capable of being accomplished are insufficient to mitigate the identified impact(s).

(2) Work cooperatively with King County, tribes, and other cities within King County to implement the following county-wide growth management goals. Implementation may include the imposition of conditions necessary to mitigate specific adverse environmental impacts on the City of Des Moines identified in environmental documents prepared under SEPA. The City may decide not to implement a proposal if the City finds: (a) the proposal would be likely to result in a significant adverse environmental impact(s) identified in a final or supplemental environmental impact statement prepared under SEPA, and (b) reasonable mitigation measures capable of being accomplished are insufficient to mitigate the identified impact(s).

- (a) Protect and preserve environmental features, and air and water quality.
- (b) Acquire open space and develop parks and recreation opportunities.
- (c) Preserve significant historic features and buildings.
- (d) With consideration of Des Moines' existing stock of low and moderate income housing, address the need for housing for all income groups, including low and moderate income households.
- (e) Provide for urban densities in areas where adequate public facilities and services are in place or will be in place concurrent with development approval.
- (f) Provide for economic development that meets regional employment needs and a local balance of jobs and housing.

**Comment [d116]:** Captured in Strategy LU 1.1.4

(3) Monitor and seek to influence planning activities and development decisions of neighboring jurisdictions affecting the neighborhoods surrounding Des Moines, and seek to influence those decisions consistent with the City of Des Moines Comprehensive Plan.

**Comment [d117]:** Now Strategy LU 1.1.5

(4) Straighten irregular boundaries between Des Moines and neighboring communities where such irregularities adversely affect the ability to manage growth, provide municipal services, and reinforce or establish community identity.

**Comment [d118]:** Policy Question: Is this still a valid strategy?

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### Chapter 2: Land Use Element

#### BACKGROUND AND CONTEXT

The Land Use Element (LUE) addresses the general location and distribution of land uses within the city of Des Moines, the design and quality of the built environment, and provides the framework for other Plan Elements that guide aspects of land use such as Transportation, Conservation, Capital Facilities, Utilities, Public Services, Parks, Recreation, Open Space, Housing, Economic Development, and neighborhood subareas. The goals, policies and strategies listed in this element are meant to promote land use decisions and zoning to create future development opportunities in suitable locations for the next 20 years.



Des Moines needs to plan for an additional 3,000 housing units and 5,000 new jobs by 2035. As we plan for our future, we need to consider how we can grow in ways that support economic development and jobs; create strong neighborhoods with a range of housing, commercial, and transportation options; and achieve healthy communities that provide families with a clean environment.

Des Moines is a highly developed community with established patterns of land use. Primarily developed as a suburban residential community, the City is poised to evolve into a vibrant urban center. Diversifying our local economy and attracting new development will enable Des Moines to sustain itself in the future by providing a range of jobs, housing, business and lifestyle choices within our community as well as the broader Puget

Sound Region. This will help to strengthen the financial health of our community and reduce the tax burden on single family property owners.

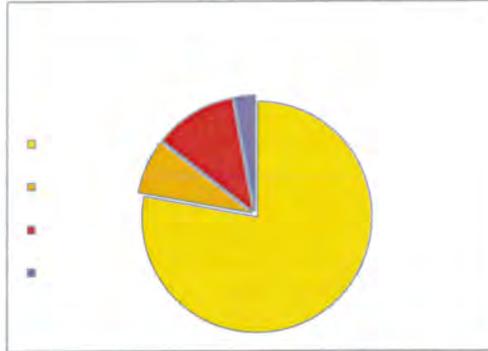
The City is divided into nine neighborhoods, each providing a mix of population, housing, commercial opportunities, and amenities (see Figure LU-1). Residential neighborhoods provide a range of housing type, size, style, and affordability. The Marina District and Pacific Ridge Neighborhoods serve as the City's primary mixed-use commercial centers while the North Central Neighborhood and the Pacific Highway South Corridor provide opportunities for larger scale commercial and light industrial development.

The Comprehensive Plan Preferred Land Use Map (Figure LU-2), identifies the preferred land uses and densities recommended for each area of the city. These designations help to achieve the City's vision by providing for sustainable growth that provides housing choices; locates population centers adjacent to transit and services; provides areas within the city to grow businesses, services, jobs and entertainment; respects existing residential neighborhoods; includes appropriate transitions between uses with differing intensities; safeguards the natural environment; and maintains Des Moines' sense of community.

**Comment [d11]:** These items could be bulleted to further emphasize

## WORKING DRAFT

Figure 2-1 shows the percentage of the City's land area allocated to these use designations. Land use assumptions were developed utilizing the Puget Sound Regional Council growth targets and Des Moines Buildable Lands data provided in Appendix A. As indicated by the Buildable Lands analysis, Des Moines has adequate capacity to accommodate the City's job and housing targets with a remaining surplus capacity. The City of Des Moines Zoning Map and Zoning Code establishes the zoning and associated development regulations.



Land use arrangements and mixes that promote complete communities with access to employment, shopping and leisure activities in a safe, inviting, and walkable environment, have been shown to influence the health of our local economy as well as the health of our citizens. Targeting the type and location of new growth also allows us to enhance areas of the city that need improvement, such as the Marina District, Business Park, Pacific Ridge and Pacific Highway South Corridor, and add needed jobs and housing while minimizing increases in traffic and protecting neighborhood quality of life. Similarly, parks and open space should be planned for and targeted to those areas where the need is greatest and where there will be increased housing densities. With this growth, the city expects the quality of development to celebrate and enhance the City's history and identity.

Metro Rapid Ride and the future extension of light rail line to Des Moines provides opportunities to target new development to those areas accessible by high capacity transit. Portions of the Pacific Ridge, South Des Moines and Woodmont Neighborhoods that are located near or along the light rail route and will absorb development, jobs and housing that will benefit the immediate neighborhoods and the City as a whole.

**2-02-01** The City of Des Moines is highly developed and has well-established patterns of land use. The City is predominantly developed as a single family residential community, with multifamily and commercial development located in the Marina District, and along Pacific Highway, Interstate 5, and arterial streets, such as Kent Des Moines Road.

**2-02-02** The City of Des Moines currently has a diversity of housing types. Slightly more than half of the housing units are single family. Apartments, condominiums, retirement homes, mobile homes and group homes comprise slightly less than half of the housing units. Details of population and housing types in the City of Des Moines are provided in Appendix A.

**2-02-03** The City of Des Moines has more than adequate capacity to meet its GMA residential growth target. The City also has surplus capacity for jobs over its GMA target. Details of the residential, commercial, and industrial land capacity, as well as housing densities and targets are provided in Appendix B.

**02-02-04** Generally, the City of Des Moines meets the residential density requirement of 4 units per acre by neighborhood.

**2-02-05** Much of the area that has developed as single family has a mixture of single family zone classifications.

**2-02-06** The City of Des Moines Zoning Map, as authorized by chapter 18.06 DMMC, serves as the City's official zoning map.

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~~2-02-07~~ The policies and strategies listed in this section are meant to promote land use decisions and zoning to create future development opportunities in suitable locations for the next 20 years. The policies and strategies are based on land use assumptions developed with the most current Washington State Office of Financial Management (OFM) housing and population data, shown in Appendix A, and the City of Des Moines Buildable Lands Report and current growth targets, shown in Appendix B. The amount of developed, underdeveloped and vacant land within the City of Des Moines is also reported in Appendix B.

~~2-02-08~~ Goals, policies and strategies relating to land use, food access and the transportation system have been shown to influence the health of our local economy as well as the health of our citizens. The City of Des Moines supports land use arrangements and mixes that promote complete communities with access to employment, shopping and leisure activities in a safe, inviting, and walkable environment.

### GOALS

#### Goals

~~LU 1~~ ~~Goal 1-01-01~~ ~~2-01-01~~ *Preserve. Actively guide and manage growth in a way that:*

- ~~• Preserves and enhances the quality of life and the diverse residential neighborhoods of the community, and serves them with vibrant business districts, open space, recreational facilities, affordable housing, and other supportive land uses;~~
- ~~• Protects environmentally critical areas and shorelines; and promote~~
- ~~• Promotes economic development.~~

~~LU 2~~ *Promote a land use mix that helps to diversify the local economy, reduce poverty, and enhance the community by attracting new businesses, family wage jobs, new city revenues, and housing choices.*

~~LU 3~~ ~~2-03-05~~ ~~Promote~~ *Establish a land use pattern, scale, and density that supports walking, biking and using transit to access goods, services, education, employment, and recreation public transportation services and encourages people to walk and bicycle, as well as provides convenient and safe automobile usage.*

~~LU 4~~ ~~2-01-02~~ *Remove physical and regulatory barriers to healthy food access in support of improved nutritional eating, reduced incidence of hunger and increased opportunities for physical activity.*

~~LU 5~~ *Maintain regulations and procedures that allow for siting of essential public facilities.*

~~LU 6~~ *Nominate the City of Des Moines as a Regional Growth Center as defined by the Puget Sound Regional Council.*

### Policies and Implementation Strategies

~~LU 1.1~~ ~~1-03-02~~ Utilize the Comprehensive Plan as the policy basis for preparing neighborhood plans, establishing development regulations, prioritizing capital improvement construction, reviewing individual development proposals and making other decisions affecting the growth and development of Des Moines and the surrounding area.

~~LU 1.1.1~~ ~~1-03-05~~ Plan for and regulate development to enhance the quality and maintain the unique character of Des Moines' neighborhoods and business districts.

Comment [d12]: From General Planning Element

Comment [d13]: Policy Question: Is this a direction Council wants to go? It is something we have discussed in the past.

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LU 1.1.2 ~~1-04-07(2)~~ Update the Zoning Code, Subdivision Code and other development regulations to be consistent with the policies of the Comprehensive Plan and ensure development standards are clear and predictable, that simplify the review process and adapt to varied site or neighborhood conditions.

Comment [d14]: Incorporated from GPE 1-04-03(2)

LU 1.1.3 ~~1-03-06~~ Establish and equitably enforce development standards that are clear, predictable and allow for flexibility to account for unique circumstances. If such enforcement is not possible, re-evaluate the standards and amend them to be more precisely defined.

Comment [d15]: Incorporated in Strategy LU 1.1.3

LU 1.1.4 ~~1-03-07~~ Coordinate planning ~~for Des Moines activities and development review~~ with state, regional, ~~county-wide~~ and ~~neighboring jurisdictions~~ local government, tribes and institutions to ensure compliance with established plans and regulations affecting Des Moines, planning activities.

LU 1.1.5 ~~1-04-04(3)~~ Monitor and seek to influence planning activities and development decisions of neighboring jurisdictions affecting ~~the neighborhoods surrounding~~ Des Moines neighborhoods, and seek to influence those decisions consistent with the City of Des Moines Comprehensive Plan.

LU 1.2 ~~1-03-01~~ Manage community growth ~~so to ensure~~ that overall public benefits exceed public cost and ~~2-03-03~~ Ensure that adequate public facilities and services are available or can be provided concurrently with new development.

LU 1.2.1 Evaluate all capital improvement proposals for consistency with the Comprehensive Plan.

LU 1.2.2 Establish standards for new development to provide on- and off-site roadways, utilities and other public facilities as necessary to serve the additional demand generated by the development.

LU 1.3 ~~1-03-03~~ Monitor, review and update the Comprehensive Plan annually to reflect current community values, economic conditions, and technologies.

LU1.3.1 ~~1-04-07(7)~~ Establish a schedule to review one or more elements of the Comprehensive Plan each year so that all elements ~~may be regularly amended to~~ present an accurate statement of existing city policy. ~~This schedule should ensure that each element of the plan is reviewed as often as necessary to remain current, but at least once every five years.~~ A proposed schedule is included in Appendix C. The plan should be amended at least once every five years but no more frequently than once each year, except in emergency situations when the City Council determines ~~that a more frequent amendment~~ it is necessary and in the public interest.

LU 1.4 Promote citizen involvement in updating the Comprehensive Plan, preparing development regulations, and reviewing major development proposals.

LU 1.4.1 ~~1-04-02(1)~~ Involve citizens in the process of preparing and amending the Comprehensive Plan and development regulations by using such techniques as Planning Agency review, surveys, public opinion polls, advisory committees, newspaper articles, public hearings, and public workshops.

LU 1.4.2 Encourage and solicit the input of stakeholders, including residents; property and business owners; non-motorized transportation advocates; environmental preservation organizations; and transit, affordable housing, and public health agencies.

LU 1.4.3 ~~1-04-02(2)~~ Conduct public hearings on all development proposals that seek changes from existing development regulations (e.g., rezones, variances and planned unit

## WORKING DRAFT

developments) or which are potentially incompatible with neighboring development (e.g., conditional and unclassified uses) prior to city approval of those proposals. Provide an opportunity for public comment on all development proposals subject to SEPA review.

~~LU 1.4.4~~ ~~1-04-02(3)~~ Notify the public of all development proposals involving SEPA review or public hearings by using the most efficient methods available.

LU 1.5 ~~2-03-01~~ Seek a harmonious blend of living, working, shopping, recreational and cultural land uses.

LU 1.5.1 ~~2-04-15~~ Recognize the need for public and quasi-public facilities (parks, schools, churches, day care facilities) ~~which-that~~ play an important role in maintaining viable neighborhoods ~~and~~ ~~—P~~ provide standards ~~for-to ensure~~ these uses ~~to-ensure compatibility~~ ~~are compatible with~~ with ~~and minimize impacts to~~ neighborhoods.)

LU 1.5.2 ~~2-04-16~~ Require that new development maintain and enhance on-site open spaces, and provide on-site recreation facilities in new subdivisions and multifamily developments or pay appropriate in-lieu fees as required by the DMMC.

LU 1.5.3 ~~2-04-17~~ Apply development standards and strategies that address land use transitions in order to manage impacts on residents and businesses included but not limited ~~-Seek to minimize negative impacts of new development on neighborhoods by providing uniform standards at the interface of incompatible land uses which address~~, but are not limited to, the following: site access and circulation; structure height, bulk, and scale; preservation of views; separation of buildings; landscaping; density; and noise buffering.

LU 1.5.4 ~~2-03-11~~ Regulate the siting of incompatible uses adjacent to the Sea-Tac airport, as defined in RCW 36.70.547 and the Washington State Department of Transportation's *Airports and Compatible Land Use Guidebook, M 3074.00* (January 2011).

LU 1.6 ~~2-03-02~~ Preserve open spaces where appropriate to:

1. Protect environmentally critical areas ~~and shorelines~~;
2. Protect endangered and threatened species;
3. Provide visual separation between ~~different~~ land uses, neighborhoods and city boundaries; and
4. Moderate the environmental and visual impacts of new development.

LU 1.6.1 ~~2-04-02~~ The City of Des Moines shall integrate responses to the listings under the Endangered Species Act into future planning and economic development efforts and resource management programs to achieve a balance between environmental, social and economic goals and objectives.

~~2-03-04~~ Preserve the integrity of existing single family neighborhoods.

~~2-03-06~~ Maintain a balance between single and multifamily dwellings and preserve neighborhood character.

1. Future multifamily development should be limited to areas where the pattern of existing multifamily development and zoning is predominant.
2. Multifamily dwellings should also be permitted in conjunction with commercial developments within the Marina District, provided that such dwellings are designed

Comment [dl6]: This is captured in policy 1.6

## WORKING DRAFT

~~to provide a quality residential environment while enhancing the appearance and commercial function of the business district.~~

~~2-03-07 Consider townhouse/duplex development in areas that:~~

~~3. Are transitional between single family and higher intensity uses;~~

~~1. Do not have a dominant pattern of existing and adequately maintained detached single family dwellings; and~~

~~2. Are not suitable for future detached single family development; or~~

~~3. Are designated for multifamily development.~~

**Comment [dl7]:** The intent of these policies is captured in the DMMC and Housing Element

### LU 1.7

~~2-03-12~~ Recognize the City of Des Moines Comprehensive Plan Preferred Land Use Maps, **Figures 2-3 through 2-11**, as the official land use maps of the City of Des Moines, providing a geographic representation of the Land Use Element Goal and Policies. Recognize the City of Des Moines Zoning Map as the official zoning map. Undertake all planning activities to implement and support the designated land use pattern.

LU 1.7.1 ~~2-04-01~~ Prepare specific land use plans for the neighborhoods shown on the Neighborhood Planning Areas Map (Figure 1-1).

LU 1.7.2 ~~2-04-03~~ Create consistency between the uses designated in the City of Des Moines Comprehensive Plan with those designated on the City of Des Moines Zoning Map. The zoning map included as **Appendix D**, or as amended, shall officially designate land use and density in the City. Single family residential designated by the Zoning Map must reflect and maintain the existing neighborhood character by providing a variety of densities.

LU 1.7.3 ~~2-04-04~~ Land designated by the Land Use Map for public facility should be used for public and quasi-public capital improvements such as government administrative offices, utility distribution, storage, processing, and maintenance facilities, marinas, schools, public safety and fire protection facilities, and libraries.

LU 1.7.4 ~~2-04-05~~ Zoning should be brought into conformance with the City of Des Moines Comprehensive Plan Land Use Map.

LU 1.7.5 ~~2-04-06~~ Require all zoning changes to conform with the land use pattern designated on the City of Des Moines Comprehensive Plan Land Use Map. Require that all rezones consider, among other relevant considerations, the following:

1. The effect upon the physical and biological environments;
2. The effect on the economic, social and cultural environments;
3. The impact on adjacent land uses and neighborhoods; and
4. The impact on community and regional facilities, utilities, and transportation.

~~2-04-09 Allow master planning and planned unit development techniques for unique or unusual sites where innovative development patterns are desirable.~~

**Comment [dl8]:** DMMC currently contains provisions that allow for strategies such as master plans, PUDs, LLAs, etc. to address unique sites.

~~2-04-13 Permit home occupations in residential neighborhoods if they comply with standards that ensure compatibility with the neighborhood as defined by DMMC and state law.~~

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~~2-04-14 Allow lot averaging in residential zones as regulated by the DMMC and state law.~~

Comment [d19]: Addressed in DMMC

**LU 2.1** ~~2-03-08~~ Enhance and improve the economic health of existing business districts and recognize each district's special attributes:

~~1. Promote new development and redevelopment within the Marina District to reflect and enhance its ties to the waterfront, pedestrian orientation, and role in serving local shopping and service requirements.~~

Comment [d10]: Duplicate language. See following strategy.

~~2.1.1 2-03-08(1)~~ Promote new development and redevelopment within the Marina District to create a vibrant district commercial center with a quality mix of businesses that will enhance the waterfront, ~~and~~ serve as a destination for local residents and visitors.

~~2.1.2~~ ~~Require-Ensure~~ that new construction contains and exhibits high-quality building materials and design elements ~~and building materials~~ as outlined ~~by-in~~ the *Marina District Design Guidelines*.

Comment [d11]: Formerly part of 2-03-08(1)

~~2.1.3 2-03-08(2)~~ Promote new development and redevelopment within Pacific Ridge to create a district with a broad range of uses, serving a local and regional clientele and using the *Pacific Ridge Design Guidelines* to reduce crime and create a better working and living environment.

~~2.1.4 2-04-08~~ Encourage improvement of the Marina District and Pacific Ridge Neighborhood by working with the business community and other representative organizations to achieve the goals of the City of Des Moines Comprehensive Plan.

~~2.1.5~~ Facilitate the buildout of the North Central Neighborhood as a primary employment center that provides new family wage jobs and new revenues for the City.

Comment [NCP12]: Was a stand-alone strategy

~~LU 2.2~~ Support the revitalization of declining commercial areas and obsolete facilities through redevelopment, rehabilitation and other available means to provide long-term economic vitality.

~~LU 2.2.1 2-04-10~~ Seek to abate existing incompatible uses ~~and nuisances~~ in all neighborhoods when such abatement is consistent with public health, safety and welfare.

~~LU 2.2.2~~ Encourage the assembly and redevelopment of key, underdeveloped parcels through incentives and public/private partnerships.

~~2-03-09 2-03-09~~ Future development in the North Central Neighborhood shall recognize:

~~2-03-10~~ Within the Des Moines Marina property, allow commercial uses that are water dependent or related, serve marina users, or promote public access to the shoreline.

~~LU 2.2.3~~ Facilitate implementation of the *Marina and Beach Park Development Plan* objectives to develop the City's waterfront properties in a manner that:

- Revitalizes City's Waterfront;
- Attracts Both Local Citizens and Tourists;
- Generates Economic Activity in an Underused Area;
- Enriches Surrounding Area With an Attractive and Vibrant District; and
- Enhances City Revenues.

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LU 2.2.4 ~~2-03-13~~ Recognize that the existence of concomitant agreements, contract rezones, development agreements and similar restrictions may limit the degree to which properties may be developed. Such restrictions established by the City shall be given substantial weight during consideration of requested amendments.

LU 3.1 ~~Support the efforts of Sound Transit and King County Metro to develop a transit system that connects all areas of the city to existing and future high capacity transit using a multi-modal approach.~~

LU 3.1.1 ~~2-04-11~~ Negotiate with Sound Transit and the Cities of Kent, SeaTac and Federal Way on the extension of light rail through Des Moines.

LU 3.2 ~~Establish Light Rail Station Area Planning framework goals and strategies for transit supportive development to occur within a ½ mile radius of future light rail stations.~~

LU 3.2.1 ~~2-04-12~~ Prepare a subarea plan/s, prepare zoning amendments and prepare design guidelines for the light rail station areas to be located within the South Des Moines and Woodmont Neighborhoods, considering the joint planning with the City of Kent on the Midway area.

LU 4.1 ~~2-03-14~~ Healthy Community:

1. Support fresh food distribution through farmers markets, urban farm stands, urban agriculture, community gardens and Community Supported Agriculture programs.
2. Encourage mixed-use, pedestrian, and transit-oriented development along major transit corridors and near transit nodes to enable residents to be physically active through daily activity, such as walking to school, work, and shopping.
3. Support concentrations of neighborhood, community, and retail amenities and services in close proximity to residential neighborhoods.

LU 4.1.1 ~~2-04-19~~ Healthy Community

1. Consider development regulations that allow farmers markets, urban farm stands, Community Supported Agriculture distribution locations and community gardens as permitted uses and provide for the on-site sale and delivery of healthy food and beverages.
2. Support joint-use agreements for potential sites, such as publicly-owned, school or church properties, to allow community gardens and operation of mini farmers markets, farm stands or Community Supported Agriculture distribution to increase access to fresh produce.
- ~~2-3. Continue to implement established nutritional standards, physical activity standards and the K-FIT program at City-sponsored programs and events.~~

LU 5.1 ~~Ensure land use decisions on essential public facilities meet the following criteria to be made consistent with the process and criteria set forth in the DMMC:~~

1. ~~The facility meets the Growth Management Act definition of an essential public facility, as defined in RCW 36.70A.200(1) and as amended; or~~
2. ~~The facility is on the statewide list maintained by the Office of Financial Management, ref. RCW 36.70A.200(4) or on the countywide list of essential public facilities; and~~

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3. The facility is not otherwise regulated by the Des Moines Municipal Code (DMMC).

LU5.1.1 Recognize and use the Conditional Use Permit process and criteria to site essential public facilities as regulated by the DMMC.

LU 5.1.2 Consider social equity and health issues in siting ssential public facilities, to provide protection from exposure to harmful substances and environments.

LU 6.1 Identify areas in the City that meet the Puget Sound Regional Council criteria for an Urban Center Designation.

LU 6.1.1 Complete the appropriate research, documentation and application process for nominating the City of Des Moines as a Regional Growth Center.

**Comment [dl14]:** Policy Question: Is this a direction Council wants to go?



## Chapter 2: Land Use Element

### BACKGROUND AND CONTEXT

The Land Use Element (LUE) addresses the general location and distribution of land uses within the city of Des Moines, the design and quality of the built environment, and provides the framework for other Plan Elements that guide aspects of land use such as Transportation, Conservation, Capital Facilities, Utilities, Public Services, Parks, Recreation, Open Space, Housing, Economic Development, and neighborhood subareas. The goals, policies and strategies listed in this element are meant to promote land use decisions and zoning to create future development opportunities in suitable locations for the next 20 years.



Des Moines needs to plan for an additional 3,000 housing units and 5,000 new jobs by 2035. As we plan for our future, we need to consider how we can grow in ways that support economic development and jobs; create strong neighborhoods with a range of housing, commercial, and transportation options; and achieve healthy communities that provide families with a clean environment.

Des Moines is a highly developed community with established patterns of land use. Primarily developed as a suburban residential community, the City is poised to evolve into a vibrant urban center. Diversifying our local economy and attracting new development will enable Des Moines to sustain itself in the future by providing a range of jobs, housing, business and lifestyle choices within our community as well as the broader Puget

Sound Region. This will help to strengthen the financial health of our community and reduce the tax burden on single family property owners.

The City is divided into nine neighborhoods, each providing a mix of population, housing, commercial opportunities, and amenities (see Figure LU-1). Residential neighborhoods provide a range of housing type, size, style, and affordability. The Marina District and Pacific Ridge Neighborhoods serve as the City's primary mixed-use commercial centers while the North Central Neighborhood and the Pacific Highway South Corridor provide opportunities for larger scale commercial and light industrial development.

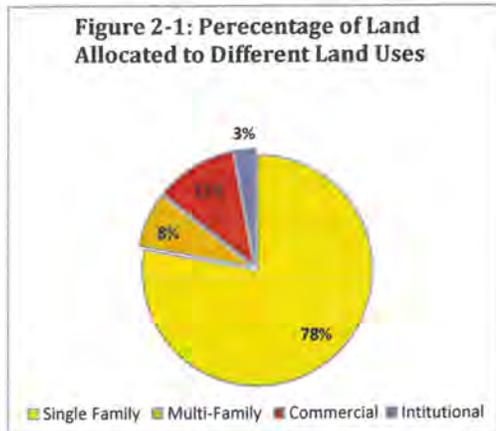
The Comprehensive Plan Preferred Land Use Map (Figure LU-2), identifies the preferred land uses and densities recommended for each area of the city. These designations help to achieve the City's vision by providing for sustainable growth that provides housing choices; locates population centers adjacent to transit and services; provides areas within the city to grow businesses, services, jobs and entertainment; respects existing residential neighborhoods; includes appropriate transitions between uses with differing intensities; safeguards the natural environment; and maintains Des Moines' sense of community.

Figure 2-1 shows the percentage of the City's land area allocated to these use designations. Land use assumptions were developed utilizing the Puget Sound Regional Council growth targets and Des Moines Buildable Lands data provided in Appendix A. As indicated by the Buildable Lands analysis, Des Moines has

## WORKING DRAFT

adequate capacity to accommodate the City's job and housing targets with a remaining surplus capacity. The City of Des Moines Zoning Map and Zoning Code establishes the zoning and associated development regulations.

**Figure 2-1: Percentage of Land Allocated to Different Land Uses**



Land use arrangements and mixes that promote complete communities with access to employment, shopping and leisure activities in a safe, inviting, and walkable environment, have been shown to influence the health of our local economy as well as the health of our citizens. Targeting the type and location of new growth also allows us to enhance areas of the city that need improvement, such as the Marina District, Business Park, Pacific Ridge and Pacific Highway South Corridor, and add needed jobs and housing while minimizing increases in traffic and protecting neighborhood quality of life. Similarly, parks and open space should be planned for and targeted to those areas where the need is greatest and where there will be increased housing densities. With this growth, the city

expects the quality of development to celebrate and enhance the City's history and identity.

Metro Rapid Ride and the future extension of light rail line to Des Moines provides opportunities to target new development to those areas accessible by high capacity transit. Portions of the Pacific Ridge, South Des Moines and Woodmont Neighborhoods that are located near or along the light rail route and will absorb development, jobs and housing that will benefit the immediate neighborhoods and the City as a whole.

## GOALS

### Goals

#### **LU 1**

*Actively guide and manage growth in a way that:*

- *Preserves and enhances the quality of life and the diverse residential neighborhoods of the community, and serves them with vibrant business districts, open space, recreational facilities, affordable housing, and other supportive land uses;*
- *Protects environmentally critical areas and shorelines; and*
- *Promotes economic development.*

#### **LU 2**

*Promote a land use mix that helps to diversify the local economy, reduce poverty, and enhance the community by attracting new businesses, family wage jobs, new city revenues, and housing choices.*

#### **LU 3**

*Establish a land use pattern, scale, and density that supports walking, biking and using transit to access goods, services, education, employment, and recreation as well as provides convenient and safe automobile usage.*

#### **LU 4**

*Remove physical and regulatory barriers to healthy food access in support of improved nutritional eating, reduced incidence of hunger and increased opportunities for physical activity.*

#### **LU 5**

*Maintain regulations and procedures that allow for siting of essential public facilities.*

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- LU 6** *Nominate the City of Des Moines as a Regional Growth Center as defined by the Puget Sound Regional Council.*

### Policies and Implementation Strategies

- LU 1.1** Utilize the Comprehensive Plan as the policy basis for preparing neighborhood plans, establishing development regulations, prioritizing capital improvement construction, reviewing individual development proposals and making other decisions affecting the growth and development of Des Moines and the surrounding area.
- LU 1.1.1 Plan for and regulate development to enhance the quality and maintain the unique character of Des Moines' neighborhoods and business districts.
  - LU 1.1.2 Update the Zoning Code, Subdivision Code and other development regulations to be consistent with the policies of the Comprehensive Plan and ensure development standards are clear and predictable, that simplify the review process and adapt to varied site or neighborhood conditions.
  - LU 1.1.3 Establish and equitably enforce development standards that are clear, predictable and allow for flexibility to account for unique circumstances. If such enforcement is not possible, re-evaluate the standards and amend them to be more precisely defined.
  - LU 1.1.4 Coordinate planning activities and development review with state, regional, and local government, tribes and institutions to ensure compliance with established plans and regulations affecting Des Moines..
  - LU 1.1.5 Monitor and seek to influence planning activities and development decisions of neighboring jurisdictions affecting Des Moines neighborhoods, and seek to influence those decisions consistent with the City of Des Moines Comprehensive Plan.
- LU 1.2** Manage community growth to ensure that overall public benefits exceed public cost and that adequate public facilities and services are available or can be provided concurrently with new development.
- LU 1.2.1 Evaluate all capital improvement proposals for consistency with the Comprehensive Plan.
  - LU 1.2.2 Establish standards for new development to provide on- and off-site roadways, utilities and other public facilities as necessary to serve the additional demand generated by the development.
- LU 1.3** Monitor, review and update the Comprehensive Plan annually to reflect current community values, economic conditions, and technologies.
- LU1.3.1 Establish a schedule to review one or more elements of the Comprehensive Plan each year so that all elements present an accurate statement of existing city policy. A proposed schedule is included in **Appendix B**. The plan should be amended at least once every five years but no more frequently than once each year, except in emergency situations when the City Council determines it is necessary and in the public interest.
- LU 1.4** Promote citizen involvement in updating the Comprehensive Plan, preparing development regulations, and reviewing major development proposals.

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- LU 1.4.1        Involve citizens in the process of preparing and amending the Comprehensive Plan and development regulations by using such techniques as surveys, public opinion polls, advisory committees, newspaper articles, public hearings, and public workshops.
- LU 1.4.2        Encourage and solicit the input of stakeholders, including residents; property and business owners; non-motorized transportation advocates; environmental preservation organizations; and transit, affordable housing, and public health agencies.
- LU 1.4.3        Conduct public hearings on all development proposals that seek changes from existing development regulations (e.g., rezones, variances and planned unit developments) or which are potentially incompatible with neighboring development (e.g., conditional and unclassified uses) prior to city approval of those proposals. Provide an opportunity for public comment on all development proposals subject to SEPA review.
- LU 1.4.4        Notify the public of all development proposals involving SEPA review or public hearings by using the most efficient methods available.
- LU 1.5**        Seek a harmonious blend of living, working, shopping, recreational and cultural land uses.
- LU 1.5.1        Recognize the need for public and quasi-public facilities (parks, schools, churches, day care facilities) that play an important role in maintaining viable neighborhoods and provide standards to ensure these uses are compatible with with and minimize impacts to neighborhoods.
- LU 1.5.2        Require that new development maintain and enhance on-site open spaces, and provide on-site recreation facilities in new subdivisions and multifamily developments or pay appropriate in-lieu fees as required by the DMMC.
- LU 1.5.3        Apply development standards and strategies that address land use transitions in order to manage impacts on residents and businesses included but not limited , but are not limited to, the following: site access and circulation; structure height, bulk, and scale; preservation of views; separation of buildings; landscaping; density; and noise buffering.
- LU 1.5.4        Regulate the siting of incompatible uses adjacent to the Sea-Tac airport, as defined in RCW 36.70.547 and the Washington State Department of Transportation's *Airports and Compatible Land Use Guidebook, M 3074.00* (January 2011).
- LU 1.6**        Preserve open spaces where appropriate to:
1. Protect environmentally critical areas and shorelines;
  2. Protect endangered and threatened species;
  3. Provide visual separation between different land uses, neighborhoods and city boundaries; and
  4. Moderate the environmental and visual impacts of new development.
- LU 1.6.1        The City of Des Moines shall integrate responses to the listings under the Endangered Species Act into future planning and economic development efforts and resource management programs to achieve a balance between environmental, social and economic goals and objectives.
- LU 1.7**        Recognize the City of Des Moines Comprehensive Plan Preferred Land Use Maps, **Figures 2-3 through 2-11**, as the official land use maps of the City of Des Moines, providing a geographic representation of the Land Use Element Goal and Policies. Recognize the City of Des Moines

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Zoning Map as the official zoning map. Undertake all planning activities to implement and support the designated land use pattern.

- LU 1.7.1 Prepare specific land use plans for the neighborhoods shown on the Neighborhood Planning Areas Map (Figure 1-1).
- LU 1.7.2 Create consistency between the uses designated in the City of Des Moines Comprehensive Plan with those designated on the City of Des Moines Zoning Map. The zoning map included as **Appendix D**, or as amended, shall officially designate land use and density in the City. Single family residential designated by the Zoning Map must reflect and maintain the existing neighborhood character by providing a variety of densities.
- LU 1.7.3 Land designated by the Land Use Map for public facility should be used for public and quasi-public capital improvements such as government administrative offices, utility distribution, storage, processing, and maintenance facilities, marinas, schools, public safety and fire protection facilities, and libraries.
- LU 1.7.4 Zoning should be brought into conformance with the City of Des Moines Comprehensive Plan Land Use Map.
- LU 1.7.5 Require all zoning changes to conform with the land use pattern designated on the City of Des Moines Comprehensive Plan Land Use Map. Require that all rezones consider, among other relevant considerations, the following:
  - 1. The effect upon the physical and biological environments;
  - 2. The effect on the economic, social and cultural environments;
  - 3. The impact on adjacent land uses and neighborhoods; and
  - 4. The impact on community and regional facilities, utilities, and transportation.
- LU 2.1** Enhance and improve the economic health of existing business districts and recognize each district's special attributes:
  - 2.1.1 Promote new development and redevelopment within the Marina District to create a vibrant commercial center with a quality mix of businesses that will enhance the waterfront, serve as a destination for local residents and visitors.
  - 2.1.2 Ensure that new construction contains and exhibits high-quality building materials and design elements as outlined in the *Marina District Design Guidelines*.
  - 2.1.3 Promote new development and redevelopment within Pacific Ridge to create a district with a broad range of uses, serving a local and regional clientele and using the *Pacific Ridge Design Guidelines* to reduce crime and create a better working and living environment.
  - 2.1.4 Encourage improvement of the Marina District and Pacific Ridge Neighborhood by working with the business community and other representative organizations to achieve the goals of the City of Des Moines Comprehensive Plan.
  - 2.1.5 Facilitate the buildout of the North Central Neighborhood as a primary employment center that provides new family wage jobs and new revenues for the City.

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- LU 2.2** Support the revitalization of declining commercial areas and obsolete facilities through redevelopment, rehabilitation and other available means to provide long-term economic vitality.
- LU 2.2.1 Seek to abate existing incompatible uses and nuisances when such abatement is consistent with public health, safety and welfare.
- LU 2.2.2 Encourage the assembly and redevelopment of key, underdeveloped parcels through incentives and public/private partnerships.
- LU 2.2.3 Facilitate implementation of the *Marina and Beach Park Development Plan* objectives to develop the City's waterfront properties in a manner that:
- Revitalizes City's Waterfront;
  - Attracts Both Local Citizens and Tourists;
  - Generates Economic Activity in an Underused Area;
  - Enriches Surrounding Area With an Attractive and Vibrant District; and
  - Enhances City Revenues.
- LU 2.2.4 Recognize that the existence of concomitant agreements, contract rezones, development agreements and similar restrictions may limit the degree to which properties may be developed. Such restrictions established by the City shall be given substantial weight during consideration of requested amendments.
- LU 3.1** Support the efforts of Sound Transit and King County Metro to develop a transit system that connects all areas of the city to existing and future high capacity transit using a multi-modal approach.
- LU 3.1.1 Negotiate with Sound Transit and the Cities of Kent, SeaTac and Federal Way on the extension of light rail through Des Moines.
- LU 3.2** Establish Light Rail Station Area Planning framework goals and strategies for transit supportive development to occur within a ½ mile radius of future light rail stations.
- LU 3.2.1 Prepare a subarea plan/s, prepare zoning amendments and prepare design guidelines for the light rail station areas to be located within the South Des Moines and Woodmont Neighborhoods, considering the joint planning with the City of Kent on the Midway area.
- LU 4.1** Healthy Community:
1. Support fresh food distribution through farmers markets, urban farm stands, urban agriculture, community gardens and Community Supported Agriculture programs.
  2. Encourage mixed-use, pedestrian, and transit-oriented development along major transit corridors and near transit nodes to enable residents to be physically active through daily activity, such as walking to school, work, and shopping.
  3. Support concentrations of neighborhood, community, and retail amenities and services in close proximity to residential neighborhoods.
- LU 4.1.1 Healthy Community
1. Consider development regulations that allow farmers markets, urban farm stands, Community Supported Agriculture distribution locations and community gardens as

## WORKING DRAFT

permitted uses and provide for the on-site sale and delivery of healthy food and beverages.

2. Support joint-use agreements for potential sites, such as publicly-owned, school or church properties, to allow community gardens and operation of mini farmers markets, farm stands or Community Supported Agriculture distribution to increase access to fresh produce.
3. Continue to implement established nutritional standards, physical activity standards and the K-FIT program at City-sponsored programs and events.

### LU 5.1

Ensure land use decisions on essential public facilities meet the following criteria to be made consistent with the process and criteria set forth in the DMMC:

1. The facility meets the Growth Management Act definition of an essential public facility, as defined in RCW 36.70A.200(1) and as amended; or
2. The facility is on the statewide list maintained by the Office of Financial Management, ref. RCW 36.70A.200(4) or on the countywide list of essential public facilities; and
3. The facility is not otherwise regulated by the Des Moines Municipal Code (DMMC).

LU5.1.1 Recognize and use the Conditional Use Permit process and criteria to site essential public facilities as regulated by the DMMC.

LU 5.1.2 Consider social equity and health issues in siting essential public facilities, to provide protection from exposure to harmful substances and environments.

### LU 6.1

Identify areas in the City that meet the Puget Sound Regional Council criteria for an Urban Center Designation.

LU 6.1.1 Complete the appropriate research, documentation and application process for nominating the City of Des Moines as a Regional Growth Center.



## Chapter 2: **LAND USE ELEMENT**

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### **2-01**      **GOALS**

**2-01-01**      Preserve and enhance the diverse residential neighborhoods of the community and serve them with vibrant business districts, open space, recreational facilities, affordable housing, and other supportive land uses; protect environmentally critical areas, and promote economic development.

**2-01-02**      Remove physical and regulatory barriers to healthy food access in support of improved nutritional eating, reduced incidence of hunger and increased opportunities for physical activity.

### **2-02**      **BACKGROUND AND CONTEXT**

**2-02-01**      The City of Des Moines is highly developed and has well-established patterns of land use. The City is predominantly developed as a single family residential community, with multifamily and commercial development located in the Marina District, and along Pacific Highway, Interstate-5, and arterial streets, such as Kent-Des Moines Road.

**2-02-02**      The City of Des Moines currently has a diversity of housing types. Slightly more than half of the housing units are single family. Apartments, condominiums, retirement homes, mobile homes and group homes comprise slightly less than half of the housing units. Details of population and housing types in the City of Des Moines are provided in Appendix A.

**2-02-03**      The City of Des Moines has more than adequate capacity to meet its GMA residential growth target. The City also has surplus capacity for jobs over its GMA target. Details of the residential, commercial, and industrial land capacity, as well as housing densities and targets are provided in Appendix B.

**02-02-04**      Generally, the City of Des Moines meets the residential density requirement of 4 units per acre by neighborhood.

**2-02-05**      Much of the area that has developed as single family has a mixture of single family zone classifications.

**2-02-06**      The City of Des Moines Zoning Map, as authorized by chapter 18.06 DMMC, serves as the City's official zoning map.

**2-02-07** The policies and strategies listed in this section are meant to promote land use decisions and zoning to create future development opportunities in suitable locations for the next 20 years. The policies and strategies are based on land use assumptions developed with the most current Washington State Office of Financial Management (OFM) housing and population data, shown in Appendix A, and the City of Des Moines Buildable Lands Report and current growth targets, shown in Appendix B. The amount of developed, underdeveloped and vacant land within the City of Des Moines is also reported in Appendix B.

**2-02-08** Goals, policies and strategies relating to land use, food access and the transportation system have been shown to influence the health of our local economy as well as the health of our citizens. The City of Des Moines supports land use arrangements and mixes that promote complete communities with access to employment, shopping and leisure activities in a safe, inviting, and walkable environment.

**2-03**            **POLICIES**

**2-03-01**        Seek a harmonious blend of living, working, shopping, recreational and cultural land uses.

**2-03-02**        Preserve open spaces where appropriate to:

- (1)    Protect environmentally critical areas;
- (2)    Protect endangered and threatened species;
- (3)    Provide visual separation between land use, neighborhood and city boundaries; and
- (4)    Moderate the environmental and visual impacts of new development.

**2-03-03**        Ensure that future development has adequate public facilities and services or such services can be concurrently provided.

**2-03-04**        Preserve the integrity of existing single family neighborhoods.

**2-03-05**        Promote a land use pattern, scale, and density that supports public transportation services and encourages people to walk and bicycle, as well as provide convenient and safe automobile usage.

**2-03-06**        Maintain a balance between single and multifamily dwellings and preserve neighborhood character.

- (1)    Future multifamily development should be limited to areas where the pattern of existing multifamily development and zoning is predominant.
- (2)    Multifamily dwellings should also be permitted in conjunction with commercial developments within the Marina District, provided that such dwellings are designed to provide a quality residential environment while enhancing the appearance and commercial function of the business district.

**2-03-07**        Consider townhouse/duplex development in areas that:

- (1)    Are transitional between single family and higher intensity uses;
- (2)    Do not have a dominant pattern of existing and adequately maintained detached single family dwellings; and
- (3)    Are not suitable for future detached single family development; or
- (4)    Are designated for multifamily development.

- 2-03-08** Enhance and improve the economic health of existing business districts and recognize each district's special attributes.
- (1) Promote new development and redevelopment within the Marina District to reflect and enhance its ties to the waterfront, pedestrian orientation, and role in serving local shopping and service requirements.
  - (2) Promote new development and redevelopment within the Marina District to create a vibrant district with a quality mix of businesses that will enhance the waterfront and serve as a destination for local residents and visitors. Require that new construction contain and exhibit high-quality design elements and building materials as outlined by the *Marina District Design Guidelines*.
  - (3) Promote new development and redevelopment within Pacific Ridge to create a district with a broad range of uses, serving a local and regional clientele and using the *Pacific Ridge Design Guidelines* to reduce crime and create a better working and living environment.

- 2-03-09** Future development in the North Central Neighborhood shall recognize
- (1) The impact to the district of existing aircraft noise.
  - (2) Plans for future business park and similar commercial development within the district and north of the district, within the City of SeaTac;
  - (3) The impact of future development to existing development within and adjacent to the district;
  - (4) Requirements of new development for transportation and other infrastructure improvements; and
  - (5) The potential for new development to enhance the economic or environmental quality of the City.

**2-03-10** Within the Des Moines Marina property, allow commercial uses that are water dependent or related, serve marina users, or promote public access to the shoreline.

**2-03-11** Regulate the siting of incompatible uses adjacent to the Sea-Tac airport, as defined in RCW 36.70.547 and the Washington State Department of Transportation's *Airports and Compatible Land Use Guidebook, M 3074.00* (January 2011).

**2-03-12** Recognize the City of Des Moines Comprehensive Plan Preferred Land Use Maps, Figures 2-3 through 2-11, as the official land use maps of the City of Des Moines, providing a geographic representation of the Land Use Element Goal and Policies. Recognize

the City of Des Moines Zoning Map as the official zoning map. Undertake all planning activities to implement and support the designated land use pattern.

**2-03-13** Recognize that the existence of concomitant agreements, contract rezones, development agreements and similar restrictions may limit the degree to which properties may be developed. Such restrictions established by the City shall be given substantial weight during consideration of requested amendments.

**2-03-14 Healthy Community**

- (1) Support fresh food distribution through farmers markets, urban farm stands, urban agriculture, community gardens and Community Supported Agriculture programs.
- (2) Encourage mixed-use, pedestrian, and transit-oriented development along major transit corridors and near transit nodes to enable residents to be physically active through daily activity, such as walking to school, work, and shopping.
- (3) Support concentrations of neighborhood, community, and retail amenities and services in close proximity to residential neighborhoods.

## **2-04**        **STRATEGIES**

**2-04-01**        Prepare specific land use plans for the neighborhoods shown on the Neighborhood Planning Areas Map (Figure 1-1).

**2-04-02**        The City of Des Moines shall integrate responses to the listings under the Endangered Species Act into future planning and economic development efforts and resource management programs to achieve a balance between environmental, social and economic goals and objectives.

**2-04-03**        Create consistency between the uses designated in the City of Des Moines Comprehensive Plan with those designated on the City of Des Moines Zoning Map. The zoning map included as Appendix D, or as amended, shall officially designate land use and density in the City. Single family residential designated by the Zoning Map must reflect and maintain the existing neighborhood character by providing a variety of densities.

**2-04-04**        Land designated by the Land Use Map for public facility should be used for public and quasi-public capital improvements such as government administrative offices, utility distribution, storage, processing, and maintenance facilities, marinas, schools, public safety and fire protection facilities, and libraries.

**2-04-05**        Zoning should be brought into conformance with the City of Des Moines Comprehensive Plan Land Use Map.

**2-04-06**        Require all zoning changes to conform with the land use pattern designated on the City of Des Moines Comprehensive Plan Land Use Map. Require that all rezones consider, among other relevant considerations, the following:

- (1)    The effect upon the physical and biological environments;
- (2)    The effect on the economic, social and cultural environments;
- (3)    The impact on adjacent land uses and neighborhoods; and
- (4)    The impact on community and regional facilities, utilities, and transportation.

**2-04-07**        Prohibit the development of new mobile home parks, but allow existing mobile home parks to remain as nonconforming uses. Establish setback and other development standards to govern replacement mobile homes in existing mobile home parks.

**2-04-08**        Encourage improvement of the Marina District and Pacific Ridge Neighborhood by working with the business community and other representative organizations to achieve the goals of the City of Des Moines Comprehensive Plan.

**2-04-09**        Allow master planning and planned unit development techniques for unique or unusual sites where innovative development patterns are desirable.

- 2-04-10** Seek to abate existing incompatible uses in all neighborhoods when such abatement is consistent with public health, safety and welfare.
- 2-04-11** Negotiate with Sound Transit and the Cities of Kent, SeaTac and Federal Way on the extension of light rail through Des Moines.
- 2-04-12** Prepare a subarea plan/s, prepare zoning amendments and prepare design guidelines for the light rail station areas to be located within the South Des Moines and Woodmont Neighborhoods, considering the joint planning with the City of Kent on the Midway area.
- 2-04-13** Permit home occupations in residential neighborhoods if they comply with standards that ensure compatibility with the neighborhood as defined by DMMC and state law.
- 2-04-14** Allow lot averaging in residential zones as regulated by the DMMC and state law.
- 2-04-15** Recognize the need for public and quasi-public facilities (parks, schools, churches, day care facilities) which play an important role in maintaining viable neighborhoods. Provide standards for these uses to ensure compatibility with neighborhoods. )
- 2-04-16** Require that new development maintain and enhance on-site open spaces, and provide on-site recreation facilities in new subdivisions and multifamily developments or pay appropriate in-lieu fees as required by the DMMC.
- 2-04-17** Seek to minimize negative impacts of new development on neighborhoods by providing uniform standards at the interface of incompatible land uses which address, but are not limited to, the following: site access and circulation; structure height, bulk, and scale; preservation of views; separation of buildings; landscaping; density; and noise buffering.
- 2-04-18** Establish standards for new development to provide on- and off-site roadways, utilities and other public facilities as necessary to serve the additional demand generated by the development.
- 2-04-19** **Healthy Community**
- (1) Consider development regulations that allow farmers markets, urban farm stands, Community Supported Agriculture distribution locations and community gardens as permitted uses and provide for the on-site sale and delivery of healthy food and beverages.
  - (2) Support joint-use agreements for potential sites, such as publicly-owned, school or church properties, to allow community gardens and operation of mini farmers markets, farm stands or Community Supported Agriculture distribution to increase access to fresh produce.

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## Chapter No 7: Housing Element

### BACKGROUND AND CONTEXT

Comment [NCP1]: Revised Text - We could add more to the background.

This Housing Element contains the goals and policies that identify steps the City of Des Moines can take in response to housing issues found within the community. These steps are intended to ensure the vitality of the existing residential stock, estimate current and future housing needs, and provide direction to implement programs that satisfy those needs consistent with the goals and requirements of the Growth Management Act (GMA). Specifically, the housing goal stated in the GMA is to:

*“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”*

The King County Countywide Planning Policies (CWPPs) require all cities to share the responsibility for achieving a rational and equitable distribution of affordable housing and provide for a variety of housing types and opportunities for all economic segments in King County.

VISION 2040 contains multi-county planning policies that provide a policy framework and numeric guidance for local growth management planning and target setting. The overarching goal of VISION 2040 is for the region to preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices to every resident, with fair and equal access to housing for all people.

Affordable housing is a significant need that shapes the quality of life for our community. Current and future residents of Des Moines, like people throughout the region, need housing affordable at a variety of income levels. Thirteen percent of the City’s population lives at or below the poverty level. Though nearly all of the City’s supply of rental housing is priced below the top of the moderate (middle) income rental range, nearly half of the city’s renters, and especially those with low and very low incomes now pay more than 35 percent of their incomes for rent. To meet the housing needs, higher density housing and affordable housing will be targeted near transit stations/stops and in the Marina District.

The availability of diverse housing choices and affordable housing for all income groups is essential to a stable, healthy, and thriving community. Demographic trends indicate a shift in future market demand towards smaller housing units, rental housing units, and mixed-use housing in a lively, amenity-rich environment. The City must adapt to these market trends and preferences to be successful.

While the City does not control private sector investment, which is necessary for the development of quality housing and neighborhoods, the City should take the steps within its power to facilitate development of the types of housing that will create the best opportunity for success. Steps that can be taken (and in most cases already have) include creating development regulations that allow these types of products, establishment of incentives for certain development types, evaluation of current codes for barriers to certain housing types, and creation of public-private partnerships.

The City of Des Moines Buildable Lands Report (Appendix B) provides an inventory and analysis of existing and projected housing needs in the City and identifies developed and undeveloped land appropriate for housing.

**7-02-01** The Growth Management Act (GMA) includes the following goal regarding housing:

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~~“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.” [RCW 36.70A.020(4)]~~

~~7-02-02 — The Growth Management Act requires that Des Moines adopt:~~

~~“A housing element ensuring the vitality and character of established residential neighborhoods that: (a) includes an inventory and analysis of existing and projected housing needs; (b) includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and (d) makes adequate provisions for existing and projected needs of all economic segments of the community.” [RCW 36.70A.070(2)]~~

~~7-02-03 — The Washington State Housing Policy Act requires that Des Moines:~~

- ~~(1) — Allow accessory apartments (accessory living quarters) within single-family residential zones; and~~
- ~~(2) — Regulate residential structures occupied by persons with handicaps no differently than similar residential structures occupied by a family or unrelated individuals.~~

~~7-02-04 — The Countywide Planning Policies for King County (CWPP) require that Des Moines:~~

- ~~(1) — Provide for a variety of housing types and opportunities for all economic segments;~~
- ~~(2) — Estimate the number of net new housing units that will be affordable to the various income groups;~~
- ~~(3) — Demonstrate that local land use regulations allow for the estimated number of affordable units;~~
- ~~(4) — Share in the responsibility for ensuring an equitable distribution of affordable housing;~~
- ~~(5) — Participate in the development of countywide resources to address the large demand for affordable housing;~~
- ~~(6) — Apply policies or strategies to provide its share of affordable housing;~~
- ~~(7) — Identify existing low-cost housing that may be lost due to redevelopment and develop strategies to preserve or replace low-cost housing; and~~
- ~~(8) — Annually determine the number of new units constructed and affordability of those units.~~

~~7-02-05 — The Land Use Element of the City of Des Moines Comprehensive Plan provides the adopted policies regarding residential densities, unit mix, location, and future population.~~

~~7-02-06 — The Growth Management Planning Council of King County and the City of Des Moines Buildable Lands Report estimates that growth in the number of households will continue in Des Moines throughout the current planning horizon. (The current numbers of housing units are provided in Appendix A; household growth targets and the Buildable Lands Report are in Appendix B).~~

~~7-02-07 — The City of Des Moines Buildable Lands Report (Appendix B) provides an inventory and analysis of existing and projected housing needs in the City and identifies developed and undeveloped land appropriate for housing.~~

~~7-02-08 — Much of Des Moines is impacted by aircraft noise related to Sea-Tac International Airport (STIA). Virtually all of the City of Des Moines is within the 65 Ldn noise contour, and large portions of the City are within the 70 or 75 Ldn noise contour (STIA Existing Noise Exposure Map, 1991). Existing and projected noise contours constrain the amount of land appropriate for residential use. As part of the Port of Seattle (POS) Noise Remedy Program, hundreds of dwellings in Des Moines have been purchased and relocated outside Des Moines by the~~

**WORKING DRAFT**

~~PQS. While land uses within the City of Des Moines will be urban in nature as directed by GMA and the Countywide Planning Policies, residential densities will be less than would occur in the absence of STIA.~~

~~7-02-09 Environmental noise levels generated by STIA operations necessitated that Des Moines adopt Sound Transmission Control requirements (chapter 14.08 DMMC, International Building Code). These construction standards, which require interior noise reduction levels of 30-35 dBA, contribute to housing construction costs within Des Moines. As a result, opportunities to provide housing affordable to all segments of the community may be constrained by existing noise levels.~~

~~7-02-10 Des Moines has several assisted living facilities that provide housing opportunities for senior citizens and others requiring special needs housing.~~

~~7-02-11 Mobile/manufactured home parks can provide housing opportunities for low and very low income households. Seven mobile home parks exist within the City. Properties presently occupied by mobile home parks are reasonable locations for these types of dwellings.~~

~~7-02-12 Manufactured homes can be placed in residential zones within the City of Des Moines; however, they must meet Des Moines' Sound Transmission Control requirements and other applicable codes and manufacturer requirements~~

**GOALS**

Goals

- HOU 1 To eEncourage the development, preservation, or replacement of housing stock that is affordable to all economic segments of the community.
- HOU 2 To eEncourage and support a variety of housing opportunities for those with the development of special-needs housing, particularly those with challenges related to age, health or disability, especially for the senior population, commensurate with the demand for such housing.
- HOU 3 To pProtect existing and planned residential areas from adverse impacts associated with incompatible land uses or transportation facilities or activities.
- HOU 4 To collaborate with other jurisdictions and organizations to meet housing needs and address solutions that cross jurisdictional boundaries.
- HOU 5 To encourage the development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.
- HOU 6 To proactively plan for an respond to trends in housing demand.

Comment [NCP2]: Policy Question: Do we want to use "To" to differentiate a goal and policy?

**POLICIES AND IMPLEMENTATION STRATEGIES**

- HOU 1.1 Zone sufficient buildable land, create adequate usable development capacity and allow for an appropriate mix of housing types to accommodate Des Moines's projected share of King County population growth over the next 20 years.
- HOU 1.1.1 Continue to provide opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site. ~~Continue to allow planned~~

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~~unit developments as provided by the DMMC. Consider textual code amendments that would allow administrative approval of final development plans, and reduce or eliminate minimum site area requirements.~~

HOU 1.1.2 Continue to allow townhome developments. Consider textual code amendments that would allow the design review process of townhome developments to occur during the final plat process, rather than during preliminary review. ~~Continue to require a conceptual site plan at time of preliminary review.~~

Comment [NCP3]: Policy Question: Is this something we still want to consider? Why?

HOU 1.1.3 Promote and foster, where appropriate, innovative and non-traditional housing types such as live/work housing and attached and detached accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options.

Comment [NCP4]: Provides policy to draft code around these types of housing products.

HOU 1.1.4 Encourage infill development on vacant or underutilized sites.

Comment [NCP5]: Perhaps this opens the door to infill housing initiatives?

HOU 1.2 Continue to assist regional, multi-jurisdictional efforts to address the region's need for low and moderate income housing, and special-needs housing.

HOU 1.2.1 Work cooperatively with other King County cities/agencies to address regional housing issues.

HOU 1.3 Assist the private sector, non-profit agencies, and public entities in the planning and development of affordable and special-needs housing within and near Des Moines.

HOU 1.3.1 Encourage affordable housing availability in all neighborhoods throughout the city, particularly in proximity to transit, employment, and/or educational opportunities.

Comment [NCP6]: This seems appropriate for future LLR planning. Same with below.

HOU 1.3.2 Consider mandating an affordability component in Light Rail Station Areas or other Transit-Oriented Communities.

HOU 1.3.3 Assist social service organizations that provide housing for low income and special needs populations, operate emergency shelters, or provide other housing-related services available to Des Moines residents.

HOU 1.3.4 As required by state law, ~~eliminate/prohibit/remove~~ regulatory barriers to the siting of group homes, foster care facilities, and facilities for other special populations. ~~Ensure that residential structures occupied by persons with disabilities are not regulated differently than structures for persons without disabilities.~~ Strive for equitable distribution of special-needs housing within the City of Des Moines and among neighboring jurisdictions, and among Des Moines' neighborhoods.

HOU 1.3.5 ~~Review the appropriateness of techniques for Support programs and strategies aimed at~~ providing housing affordable to all income groups, such as regional, state and federal housing programs, housing trust fund, inclusionary zoning, development incentives, fee waivers, fast-track processing or assistance to housing agencies.

**WORKING DRAFT**

HOU 1.4 Encourage equitable distribution of low-income and special-needs housing throughout ~~southwest King County and especially in nearby jurisdictions.~~

HOU 1.5 ~~To take advantage of financial incentives that may be available from the federal government, the City of Des Moines should targets~~ Target the development of housing affordable to households with incomes no greater than 80% of the King County Area Median income, adjusted for family size, to mixed use zones ~~along Pacific Highway South within the South Des Moines Neighborhood that are served by transit and other public services.~~

**Comment [NCP7]:** Policy Question: Is this still a policy for the city?

HOU 1.6 Promote compatible residential development that is affordable to all economic segments of the Des Moines community. Ensure City codes and development regulations do not create unnecessary barriers to affordable housing.

HOU 1.6.1 Encourage development of mixed-income projects and communities.

HOU 1.7 Promote the preservation, repair and maintenance of existing housing stock in Des Moines ~~to preserve and enhance Des Moines' housing stock and~~ to retain the availability of healthy, safe, sanitary, and affordable units.

HOU 1.7.1 Coordinate with neighborhood-based groups and other organizations to promote preservation and rehabilitation of existing residential areas.

HOU 1.7.2 Publicize King County's ~~housing rehabilitation~~ Minor Home Repair Program available to low and moderate income residents of Des Moines.

**Comment [dl8]:** Supports Goal HO 4

HOU 1.8 Protect residential areas ~~should be protected~~ from adverse impacts associated with incompatible land uses or nearby transportation facilities/activities.

HOU 1.8.1 Protect existing and planned residential areas from unmitigated adverse impacts that may be generated by nearby incompatible land uses or transportation facilities or activities.

HOU 1.8.2 Ensure that the Port of Seattle (POS) and the Federal Aviation Administration (FAA) mitigate the impacts of environmental noise upon Des Moines' residential areas.

~~HOU 1.8.3~~ Avoid siting future housing in close proximity to Sea-Tac Airport pursuant to RCW 36.70.547 and the Washington State Department of Transportation Airports and Compatible Land Use Guidebook, M3074.00 (January 2011, as amended).

HOU 1.9 Promote compliance-consistency with the Land Use Element's residential policies regarding density, population, housing mix, locational criteria, etc.

HOU 1.9.1 ~~Continue to~~ implement the residential policies of the Land Use Element regarding dispersion of housing types, unit mix, and future population, etc.

WORKING DRAFT

HOU 1.9.2 Maintain a strong code enforcement program to maintain neighborhood quality and reduce the potential for nuisance properties and housing. Continue code enforcement programs.

HOU 1.9.3 Consider ~~revising the Zoning Code to regulations that would~~ allow cottage housing in single family and multifamily zones when ~~this and other~~ appropriate criteria can be met.

Comment [dl9]: Supports Goal HOU 5

- ~~1. Minimum lot area~~
- ~~2. Unit size~~
- ~~3. Parking~~
- ~~4. Homeownership required~~
- ~~5. Separation between cottage housing developments~~
- ~~6. Density~~
- ~~7. Height~~

HOU 1.9.4 Allow mobile/manufactured and modular homes within Des Moines when such structures satisfy all applicable health and safety codes.

Comment [dl10]: Need to be compliant with State law regarding manufactured housing.

HOU 1.9.5 Continue to allow accessory housing units within single-family neighborhoods in a way that protects residential character, maintains specific design standards, and complies with all applicable laws.

Comment [NCP11]: Replaces deleted outdated strategy for ALQs.

HOU 1.10 Initiate and encourage equitable and inclusive community involvement that fosters civic pride and positive neighborhood image.

Comment [NCP12]: New policy to support existing implementation strategy + added new policy.

HOU 1.10.1 ~~Craft~~Establish regulations and procedures that provide a high degree of certainty and predictability to applicants and the community at-large and to minimize unnecessary time delays in the review of residential permit applications, while still maintaining opportunities for public involvement and review.

HOU 1.10.2 Encourage the establishment of Block Watch programs in all residential areas.

HOU 1.11 Integrate and coordinate construction of public infrastructure with private development to minimize housing costs wherever possible or practicable.

Comment [NCP13]: New policy to support existing implementation strategy.

HOU 1.11.1 Use ~~fun~~ds from local Capital Improvement Program ~~fun~~ds, grants, and other ~~fun~~ding sources to provide needed capital improvements, such as sidewalks, street lighting, and neighborhood parks in existing residential neighborhoods.

HOU 1.11 Continue to require on-site recreation areas within new single family subdivisions and multifamily developments.

WORKING DRAFT

HOU 1.12 Provide design guidelines that encourage flexibility in housing types while ensuring compatibility of housing with the surrounding neighborhood.

Comment [NCP14]: New policy to support existing implementation strategy + added two new design policies.

HOU 1.12.1 Encourage site and building designs that promote that promotes the safety and security of residents, and visitors and creates an effective transitions between substantially different land uses and densities.

HOU 1.12.2 Use design guidelines to ensure that new and infill developments have aesthetic appeal and minimize impacts on surrounding development.

HOU 1.12.3 Encourage accessible design that provides seniors the opportunity to remain in their own neighborhood as their housing needs change.

Comment [dl15]: Supports aging in place

HOU 1.7 In order to protect new dwellings from existing noise impacts associated with STIA, ensure that new residential construction includes Sound Transmission Control Requirements.

HOU 1.8 Allow the siting of mobile/manufactured homes within mobile home parks when all applicable regulations can be satisfied.

Comment [NCP16]: State regulation in place. Local jurisdictions do not have a choice on this matter.

HOU 1.9 Accessory living quarters can provide low cost housing opportunities when potential adverse impacts can be mitigated satisfactorily.

Comment [NCP17]: Replaced with strategy above.

HOU 1.11 Continue to allow home occupations as specified by the DMMC.

Comment [NCP18]: Does not seem necessary.

IMPLEMENTATION STRATEGIES

HOU 1.1.2 Evaluate the formation of a South County organization such as ARCH (A Regional Coalition for Housing) to address housing and other social service issues related to housing.

Comment [NCP19]: Would like to see this replaced with another policy perhaps... or simply leave it in.

HOU 1.1.13 Continue to allow accessory dwelling units as permitted by the Zoning Code. Review and revise accessory dwelling unit regulations for limitations that are unnecessary. Amend the Zoning Code to allow for kitchen facilities in accessory dwelling units when these and other criteria are met.

Minimum lot size

Parking

Owner-occupied units

Size of unit

Density

Height

Comment [NCP20]: This strategy was accomplished.



## Chapter No 7: Housing Element

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### BACKGROUND AND CONTEXT

This Housing Element contains the goals and policies that identify steps the City of Des Moines can take in response to housing issues found within the community. These steps are intended to ensure the vitality of the existing residential stock, estimate current and future housing needs, and provide direction to implement programs that satisfy those needs consistent with the goals and requirements of the Growth Management Act (GMA). Specifically, the housing goal stated in the GMA is to:

*“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.”*

The King County Countywide Planning Policies (CWPPs) require all cities to share the responsibility for achieving a rational and equitable distribution of affordable housing and provide for a variety of housing types and opportunities for all economic segments in King County.

VISION 2040 contains multi-county planning policies that provide a policy framework and numeric guidance for local growth management planning and target setting. The overarching goal of VISION 2040 is for the region to preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices to every resident, with fair and equal access to housing for all people.

Affordable housing is a significant need that shapes the quality of life for our community. Current and future residents of Des Moines, like people throughout the region, need housing affordable at a variety of income levels. Thirteen percent of the City’s population lives at or below the poverty level. Though nearly all of the City’s supply of rental housing is priced below the top of the moderate (middle) income rental range, nearly half of the city’s renters, and especially those with low and very low incomes now pay more than 35 percent of their incomes for rent. To meet the housing needs, higher density housing and affordable housing will be targeted near transit stations/stops and in the Marina District.

The availability of diverse housing choices and affordable housing for all income groups is essential to a stable, healthy, and thriving community. Demographic trends indicate a shift in future market demand towards smaller housing units, rental housing units, and mixed-use housing in a lively, amenity-rich environment. The City must adapt to these market trends and preferences to be successful.

While the City does not control private sector investment, which is necessary for the development of quality housing and neighborhoods, the City should take the steps within its power to facilitate development of the types of housing that will create the best opportunity for success. Steps that can be taken (and in most cases already have) include creating development regulations that allow these types of products, establishment of incentives for certain development types, evaluation of current codes for barriers to certain housing types, and creation of public-private partnerships.

The City of Des Moines Buildable Lands Report (Appendix B) provides an inventory and analysis of existing and projected housing needs in the City and identifies developed and undeveloped land appropriate for housing.

## **GOALS**

### **Goals**

- HOU 1 To encourage the development, preservation, or replacement of housing stock that is affordable to all economic segments of the community.*
- HOU 2 To encourage and support a variety of housing opportunities for those with special-needs, particularly those with challenges related to age, health or disability.*
- HOU 3 To protect existing and planned residential areas from adverse impacts associated with incompatible land uses or transportation facilities or activities.*
- HOU 4 To collaborate with other jurisdictions and organizations to meet housing needs and address solutions that cross jurisdictional boundaries.*
- HOU 5 To encourage the development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.*
- HOU 6 To proactively plan for an respond to trends in housing demand.*

## **POLICIES AND IMPLEMENTATION STRATEGIES**

- HOU 1.1** Zone sufficient buildable land, create adequate usable development capacity and allow for an appropriate mix of housing types to accommodate Des Moines's projected share of King County population growth over the next 20 years.
- HOU 1.1.1** Continue to provide opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.
- HOU 1.1.2** Continue to allow townhome developments. Consider textual code amendments that would allow the design review process of townhome developments to occur during the final plat process, rather than during preliminary review.
- HOU 1.1.3** Promote and foster, where appropriate, innovative and non-traditional housing types such as live/work housing and attached and detached accessory dwelling units, as alternative means of accommodating residential growth and providing affordable housing options.
- HOU 1.1.4** Encourage infill development on vacant or underutilized sites.
- HOU 1.2** Continue to assist regional, multi-jurisdictional efforts to address the region's need for low and moderate income housing, and special-needs housing.
- HOU 1.2.1** Work cooperatively with other King County cities/agencies to address regional housing issues.

**WORKING DRAFT**

- HOU 1.3 Assist the private sector, non-profit agencies, and public entities in the planning and development of affordable and special-needs housing within and near Des Moines.
  - HOU 1.3.1 Encourage affordable housing availability in all neighborhoods throughout the city, particularly in proximity to transit, employment, and/or educational opportunities.
  - HOU 1.3.2 Consider mandating an affordability component in Light Rail Station Areas or other Transit-Oriented Communities.
  - HOU 1.3.3 Assist social service organizations that provide housing for low income and special needs populations, operate emergency shelters, or provide other housing-related services available to Des Moines residents.
  - HOU 1.3.4 As required by state law, remove regulatory barriers to the siting of group homes, foster care facilities, and facilities for other special populations. Strive for equitable distribution of special-needs housing within the City of Des Moines and among neighboring jurisdictions.
  - HOU 1.3.5 Support programs and strategies aimed at providing housing affordable to all income groups, such as regional, state and federal housing programs, housing trust fund, inclusionary zoning, development incentives, fee waivers, fast-track processing or assistance to housing agencies.
- HOU 1.4 Encourage equitable distribution of low-income and special-needs housing throughout King County.
- HOU 1.5 Target the development of housing affordable to households with incomes no greater than 80% of the King County Area Median income, adjusted for family size, to mixed use zones that are served by transit and other public services.
- HOU 1.6 Promote compatible residential development that is affordable to all economic segments of the Des Moines community. Ensure City codes and development regulations do not create unnecessary barriers to affordable housing.
  - HOU 1.6.1 Encourage development of mixed-income projects and communities.
- HOU 1.7 Promote the preservation, repair and maintenance of existing housing stock in Des Moines to retain the availability of healthy, safe, sanitary, and affordable units.
  - HOU 1.7.1 Coordinate with neighborhood-based groups and other organizations to promote preservation and rehabilitation of existing residential areas.
  - HOU 1.7.2 Publicize King County's Minor Home Repair Program available to low and moderate income residents of Des Moines.
- HOU 1.8 Protect residential areas from adverse impacts associated with incompatible land uses or nearby transportation facilities/activities.

**WORKING DRAFT**

- HOU 1.8.1 Protect existing and planned residential areas from unmitigated adverse impacts that may be generated by nearby incompatible land uses or transportation facilities or activities.
- HOU 1.8.2 Ensure that the Port of Seattle (POS) and the Federal Aviation Administration (FAA) mitigate the impacts of environmental noise upon Des Moines' residential areas.
- HOU 1.8.3 Avoid siting future housing in close proximity to Sea-Tac Airport pursuant to RCW 36.70.547 and the Washington State Department of Transportation Airports and Compatible Land Use Guidebook, M3074.00 (January 2011, as amended).
- HOU 1.9 Promote consistency with the Land Use Element's residential policies regarding density, population, housing mix, locational criteria, etc.
  - HOU 1.9.1 Implement the residential policies of the Land Use Element regarding dispersion of housing types, unit mix, and future population.,
  - HOU 1.9.2 Maintain a strong code enforcement program to maintain neighborhood quality and reduce the potential for nuisance properties and housing.
  - HOU 1.9.3 Consider regulations that would allow cottage housing in single family and multifamily zones when appropriate criteria can be met.
  - HOU 1.9.4 Allow mobile/manufactured and modular homes within Des Moines when such structures satisfy all applicable health and safety codes.
  - HOU 1.9.5 Continue to allow accessory housing units within single-family neighborhoods in a way that protects residential character, maintains specific design standards, and complies with all applicable laws.
- HOU 1.10 Initiate and encourage equitable and inclusive community involvement that fosters civic pride and positive neighborhood image.
  - HOU 1.10.1 Establish regulations and procedures that provide a high degree of certainty and predictability to applicants and the community at-large and minimize unnecessary time delays in the review of residential permit applications, while still maintaining opportunities for public involvement and review.
  - HOU 1.10.2 Encourage the establishment of Block Watch programs in all residential areas.
- HOU 1.11 Integrate and coordinate construction of public infrastructure with private development to minimize housing costs wherever possible or practicable.
  - HOU 1.11.1 Use funds from local Capital Improvement Program, grants, and other sources to provide needed capital improvements, such as sidewalks, street lighting, and neighborhood parks in existing residential neighborhoods.

**WORKING DRAFT**

- HOU 1.11 Continue to require on-site recreation areas within new single family subdivisions and multifamily developments.
- HOU 1.12 Provide design guidelines that encourage flexibility in housing types while ensuring compatibility of housing with the surrounding neighborhood.
  - HOU 1.12.1 Encourage site and building designs that promote the safety and security of residents, and visitors and create effective transitions between substantially different land uses and densities.
  - HOU 1.12.2 Use design guidelines to ensure that new and infill developments have aesthetic appeal and minimize impacts on surrounding development.
  - HOU 1.12.3 Encourage accessible design that provides seniors the opportunity to remain in their own neighborhood as their housing needs change.



## Chapter 7: HOUSING ELEMENT

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### **7-01**      **GOALS**

**7-01-01**      Encourage the development, preservation, or replacement of housing stock that is affordable to all economic segments of the community.

**7-01-02**      Encourage the development of special-needs housing, especially for the senior population, commensurate with the demand for such housing.

**7-01-03**      Protect existing and planned residential areas from adverse impacts associated with incompatible land uses or transportation facilities or activities.

### **7-02**      **BACKGROUND AND CONTEXT**

**7-02-01**      The Growth Management Act (GMA) includes the following goal regarding housing:

“Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.” [RCW 36.70A.020(4)]

**7-02-02**      The Growth Management Act requires that Des Moines adopt:

“A housing element ensuring the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs; (b) includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and (d) makes adequate provisions for existing and projected needs of all economic segments of the community.” [RCW 36.70A.070(2)]

**7-02-03**      The Washington State Housing Policy Act requires that Des Moines:

- (1) Allow accessory apartments (accessory living quarters) within single-family residential zones; and
- (2) Regulate residential structures occupied by persons with handicaps no differently than similar residential structures occupied by a family or unrelated individuals.

**7-02-04** The Countywide Planning Policies for King County (CWPP) require that Des Moines:

- (1) Provide for a variety of housing types and opportunities for all economic segments;
- (2) Estimate the number of net new housing units that will be affordable to the various income groups;
- (3) Demonstrate that local land use regulations allow for the estimated number of affordable units;
- (4) Share in the responsibility for ensuring an equitable distribution of affordable housing;
- (5) Participate in the development of countywide resources to address the large demand for affordable housing;
- (6) Apply policies or strategies to provide its share of affordable housing;
- (7) Identify existing low-cost housing that may be lost due to redevelopment and develop strategies to preserve or replace low-cost housing; and
- (8) Annually determine the number of new units constructed and affordability of those units.

**7-02-05** The Land Use Element of the City of Des Moines Comprehensive Plan provides the adopted polices regarding residential densities, unit mix, location, and future population.

**7-02-06** The Growth Management Planning Council of King County and the City of Des Moines Buildable Lands Report estimates that growth in the number of households will continue in Des Moines throughout the current planning horizon. (The current numbers of housing units are provided in Appendix A; household growth targets and the Buildable Lands Report are in Appendix B).

**7-02-07** The City of Des Moines Buildable Lands Report (Appendix B) provides an inventory and analysis of existing and projected housing needs in the City and identifies developed and undeveloped land appropriate for housing.

**7-02-08** Much of Des Moines is impacted by aircraft noise related to Sea-Tac International Airport (STIA). Virtually all of the City of Des Moines is within the 65 Ldn noise contour, and large portions of the City are within the 70 or 75 Ldn noise contour (STIA Existing Noise Exposure Map, 1991). Existing and projected noise contours constrain the amount of land appropriate for residential use. As part of the Port of Seattle (POS) Noise Remedy Program, hundreds of dwellings in Des Moines have been purchased and relocated outside Des Moines by the POS. While land uses within the City of Des Moines will be urban in nature as directed by GMA and the Countywide Planning Policies, residential densities will be less than would occur in the absence of STIA.

**7-02-09** Environmental noise levels generated by STIA operations necessitated that Des Moines adopt Sound Transmission Control requirements (chapter 14.08 DMMC, International Building Code). These construction standards, which require interior noise reduction levels of 30-35 dBA, contribute to housing construction costs within Des Moines. As a result, opportunities to provide housing affordable to all segments of the community may be constrained by existing noise levels.

**7-02-10** Des Moines has several assisted-living facilities that provide housing opportunities for senior citizens and others requiring special-needs housing.

**7-02-11** Mobile/manufactured home parks can provide housing opportunities for low and very low income households. Seven mobile home parks exist within the City. Properties presently occupied by mobile home parks are reasonable locations for these types of dwellings.

**7-02-12** Manufactured homes can be placed in residential zones within the City of Des Moines; however, they must meet Des Moines' Sound Transmission Control requirements and other applicable codes and manufacturer requirements.

### **7-03** **POLICIES**

**7-03-01** Continue to assist regional, multi-jurisdictional efforts to address the region's need for low and moderate income housing, and special-needs housing. Assist the private sector, non-profit agencies, and public entities in the planning and development of affordable and special-needs housing within and near Des Moines.

**7-03-02** Encourage equitable distribution of low-income and special-needs housing throughout southwest King County and especially in nearby jurisdictions.

**7-03-03** Promote the repair and maintenance of existing housing to preserve and enhance Des Moines' housing stock and retain the availability of safe, sanitary, and affordable units.

**7-03-04** Residential areas should be protected from adverse impacts associated with incompatible land uses or nearby transportation facilities/activities.

**7-03-05** Promote compliance with the Land Use Element's residential policies regarding density, population, housing mix, locational criteria, etc.

**7-03-06** Promote compatible residential development that is affordable to all economic segments of the Des Moines community. Ensure City codes and development regulations do not create unnecessary barriers to affordable housing.

**7-03-07** In order to protect new dwellings from existing noise impacts associated with STIA, ensure that new residential construction includes Sound Transmission Control Requirements.

**7-03-08** Allow the siting of mobile/manufactured homes within mobile home parks when all applicable regulations can be satisfied.

**7-03-09** Accessory living quarters can provide low-cost housing opportunities when potential adverse impacts can be mitigated satisfactorily.

**7-03-10** Continue to require on-site recreation areas within new single family subdivisions and multifamily developments.

**7-03-11** Continue to allow home occupations as specified by the DMMC.

**7-03-12** To take advantage of financial incentives that may be available from the federal government, the City of Des Moines targets the development of housing affordable to households with incomes no greater than 80% of the King County Area Median income, adjusted for family size, to mixed use zones along Pacific Highway South within the South Des Moines Neighborhood.

#### **7-04**        **STRATEGIES**

**7-04-01** Work cooperatively with other King County cities/agencies to address regional housing issues.

**7-04-02** Evaluate the formation of a South County organization such as ARCH (A Regional Coalition for Housing) to address housing and other social service issues related to housing.

**7-04-03** Assist social service organizations that provide housing for low income and special needs populations, operate emergency shelters, or provide other housing-related services available to Des Moines residents.

**7-04-04** Review the appropriateness of techniques for providing housing affordable to all income groups, such as regional, state and federal housing programs, housing trust fund, inclusionary zoning, development incentives, fee waivers, fast-track processing or assistance to housing agencies.

**7-04-05** Continue to implement the residential policies of the Land Use Element regarding dispersion of housing types, unit mix, future population, etc.

**7-04-06** Protect existing and planned residential areas from unmitigated adverse impacts that may be generated by nearby incompatible land uses or transportation facilities or activities.

**7-04-07** Coordinate with neighborhood-based groups and other organizations to promote preservation and rehabilitation of existing residential areas.

**7-04-08** Ensure that the Port of Seattle (POS) and the Federal Aviation Administration (FAA) mitigate the impacts of environmental noise upon Des Moines' residential areas.

**7-04-09** Use local Capital Improvement Program funds, grants, and other funding sources to provide needed capital improvements, such as sidewalks, street lighting, and neighborhood parks in existing residential neighborhoods.

**7-04-10** Continue code enforcement programs.

**7-04-11** Publicize King County's housing rehabilitation program available to low and moderate income residents of Des Moines.

**7-04-12** As required by state law, eliminate/prohibit regulatory barriers to the siting of group homes, foster care facilities, and facilities for other special populations. Ensure that residential structures occupied by persons with disabilities are not regulated differently than structures for persons without disabilities. Strive for equitable distribution of special-needs housing among neighboring jurisdictions, and among Des Moines' neighborhoods.

**7-04-13** Continue to allow dwelling units as permitted by the Zoning Code. Review and revise accessory dwelling unit regulations for limitations that are unnecessary. Amend the Zoning Code to allow for kitchen facilities in accessory dwelling units when these and other criteria are met.

- a) Minimum lot size
- b) Parking
- c) Owner-occupied units
- d) Size of unit
- e) Density
- f) Height

**7-04-14** Consider revising the Zoning Code to allow cottage housing in single family and multifamily zones when this and other appropriate criteria can be met

- a) Minimum lot area
- b) Unit size
- c) Parking
- d) Homeownership required
- e) Separation between cottage housing developments
- f) Density
- g) Height

**7-04-15** Allow mobile/manufactured and modular homes within Des Moines when such structures satisfy all applicable health and safety codes.

**7-04-16** Continue to allow planned unit developments as provided by the DMMC. Consider textual code amendments that would allow administrative approval of final development plans, and reduce or eliminate minimum site area requirements.

**7-04-17** Continue to allow townhome developments. Consider textual code amendments that would allow the design review process of townhome developments to occur during the

final plat process, rather than during preliminary review. Continue to require a conceptual site plan at time of preliminary review.

**7-04-18** Encourage site and building designs that promote the safety and security of residents and visitors.

**7-04-19** Encourage the establishment of Block Watch programs in all residential areas.

## **CHAPTER 8: COMMUNITY CHARACTER ELEMENT**

### **8-01        GOALS**

#### **8-01-01        Residential Neighborhood Preservation**

- (1) To continue to provide residents with stable and relatively quiet residential neighborhoods.
- (2) To maintain an adequate residential tax base.
- (3) To ensure that residential neighborhoods are protected from undue adverse impacts associated with incompatible land uses or transportation facilities including, but not limited to, noise, air and water pollution, glare, excessive traffic, and inadequate on-site parking.
- (4) To ensure that residential neighborhoods are identified and protected from detrimental environmental noise levels.
- (5) To ensure that residential streets are protected from heavy commercial traffic that inhibits the free flow of traffic or exceeds prescribed weight limits.

#### **8-01-02        Historic Preservation**

- (1) To ensure historic properties and archeological sites are protected from undue adverse impacts associated with incompatible land uses or transportation facilities.
- (2) To ensure that historic properties and archeological sites are identified and protected from detrimental environmental noise levels.

#### **8-01-03        Noise**

- (1) To safeguard the health and safety of residents as progress and change take place within and outside the City.
- (2) To prevent community and environmental degradation by limiting environmental noise levels.

### **8-02        BACKGROUND AND CONTEXT**

#### **8-02-01        Residential Neighborhood Preservation**

- (1) Des Moines has within its jurisdiction residential neighborhoods that are unique community resources, worthy of protection from commercial development and other incompatible uses/activities that are inconsistent with the residential character of the City's neighborhoods.

- (2) If not protected, residential neighborhoods can be adversely affected by the impacts of incompatible land uses such as noise, air and water pollution, glare, excessive traffic, and inadequate on-site parking.
- (3) The Environmental Protection Agency (EPA) has found environmental sound exposure levels in excess of Ldn of 55 dBA may be incompatible with residential land uses.
- (4) It is in the public interest to protect the character and stability of residential neighborhoods from incompatible land uses and associated activities.
- (5) It is in the public interest to protect residential streets from heavy commercial traffic that exceeds the design weight of such streets and threatens the efficient operation of other modes of surface transportation.

**8-02-02 Historic Preservation**

- (1) Des Moines has within its jurisdiction historic properties and archeological sites that are unique community resources, worthy of protection from commercial development and other incompatible land uses and activities. Many such resources are identified in the 1995 City of Des Moines Inventory of Historic Properties.
- (2) If not protected, historic properties and archeological sites can be adversely affected by the impacts of incompatible land uses.
- (3) The Washington State Growth Management Act states that local jurisdictions are to develop comprehensive plans that “identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.”
- (4) King County Countywide Planning Policies state that “significant historic, archaeological, cultural, architectural and environmental features shall be respected and preserved.”
- (5) It is in the public interest to protect historic properties and archeological sites from incompatible land uses and associated activities.
- (6) Average noise levels above 65 dBA are incompatible with the preservation and enjoyment of historic properties and archeological sites.

**8-02-03 Property Acquisition Areas**

- (1) Designation and delineation of comprehensive plan land use districts and zoning districts within Des Moines are exclusively the right of the City of Des Moines. It is essential that the City continue to maintain control over land use within its borders in order to prevent degradation of economic vitality, property values, essential infrastructure, and the natural environment.

**8-02-04**      **Noise**

- (1) Noise can be generated from numerous sources -- sounds from musical instruments, audio sound systems, band sessions, social gatherings, motor vehicles, aircraft, industrial and construction activities, and other sources.
- (2) Noise can interrupt and degrade sleep, cause stress-related psychological and physiological disorders, interfere with speech, interrupt and degrade education, reduce residential and commercial property values, reduce the use, enjoyment, and value of public recreational facilities, and reduce the use, enjoyment and value of historic and other cultural resources.
- (3) Federal regulations establish that the responsibility for determining the acceptable and permissible land uses and the relationship between specific properties and specific noise levels rests solely with the City of Des Moines.

**8-03**      **POLICIES**

**8-03-01**      **Residential Neighborhood Preservation**

- (1) Recognize all neighborhoods designated "R" or "S-E" in the official zoning map of the City, including, RS, RA, RM, and S-E as unique community resources worthy of protection from commercial development and other incompatible land uses and activities inconsistent with their residential character.
- (2) Develop plans, land use regulations and review procedures to preserve and protect designated residential communities from inconsistent and incompatible land uses which threaten to undermine their stability and their residential character.
- (3) To the extent permitted by state and federal law, maintain appropriate plans, zoning, development and building regulations and review procedures to ensure that designated residential neighborhoods will not be exposed to environmental noise levels that exceed an Ldn of 55 dBA, or existing noise levels as of April 20, 1995, whichever is greater. To the extent permitted by state and federal law, a reduction in the environmental noise level (greater than 55 Ldn) that existed as of April 20, 1995 should become the new maximum environmental level.
- (4) Maintain restrictions on the use of surface streets in residential neighborhoods to ensure that extraordinary increases in commercial traffic do not damage residential roads or subject residential neighborhoods to unusual congestion and noisy surface street traffic.

**8-03-02**

**Historic Preservation**

- (1) Designate historic properties and archeological sites that exhibit one or more of the following characteristics as locally significant:
  - (a) Listing, or eligibility for listing, in the State or National Register for Historic Places, or eligibility for designation as a King County Landmark.
  - (b) Association with events that have made a significant contribution to the broad patterns of national, state, or local history.
  - (c) Association with the life of a person that is important in the history of the community, City, state, or nation or who is recognized by local citizens for substantial contribution to the neighborhood or community.
  - (d) Embodiment of distinctive characteristics of a type, period, style or method of construction.
  - (e) Representative as an outstanding or significant work of an architect, builder, designer or developer who has made a substantial contribution to the art.
  - (f) Yielding, or may be likely to yield, information important in prehistory or history.
  - (g) Because of its location, age or scale, representative as an easily identifiable visual feature of a neighborhood, community, or the City, and contributes to the distinctive quality or identity of such neighborhood, community or the City, or because of its association with significant historical events or historic themes, association with important or prominent persons in the community or City, or recognition by local citizens for substantial contribution to the neighborhood, community, or the City.
- (2) Identify and designate historic properties and archeological sites as locally significant and worthy of protection from commercial development and other incompatible land uses and activities. Take all reasonable actions within its means to preserve and protect these locally significant historic properties and archeological sites from inconsistent and incompatible land uses.
- (3) To the extent permitted by state and federal law, in order to minimize adverse impacts related to noise, protect historic properties and archeological sites of local significance from environmental noise exposure levels that exceed an Ldn of 55 dBA, or existing levels as of April 20, 1995, whichever is greater. To the extent permitted by state and federal law, a reduction in the environmental noise level (greater than 55 Ldn) that existed as of April 20, 1995 should become the new maximum environmental level.

**8-03-03**      **Property Acquisition Areas**

- (1) Continue to require that all land within Des Moines acquired by public entities be subject to the City's zoning and planning jurisdiction.
- (2) Require that all land within Des Moines acquired by public entities be developed in a manner consistent with city planning, zoning regulations, health, and safety requirements.
- (3) Establish an open space zoning district for parks, recreational areas, and public land uses.
- (4) To the extent permitted by state and federal law, designate all land within Des Moines acquired by public entities as of April 20, 1995 for use as open space land, or for public facilities designed to benefit the City and its residents (e.g. fire station, school building). Allow designation for other uses only through adopted procedures.
- (5) To the extent permitted by state and federal law, prohibit property within Des Moines acquired by public entities from being used for new commercial activities, unless the City makes a finding that such land uses are of value to the City and should be permitted, or such property is already designated for business park or commercial use. Require that all commercial land uses be subject to City land use regulations and therefore restricted in accordance with the City's land use plans, zoning ordinances, and development regulations.
- (6) Require City approval and all necessary permits prior to the modification, demolition, and relocation of buildings and structures on land within Des Moines acquired by public entities.
- (7) Require that public entities complete environmental surveys for properties within Des Moines acquired by public entities to investigate soil and site contamination before allowing site preparation, construction, or demolition activities. Require remediation of identified soil and site contamination as a condition of site modification.
- (8) Require that any site development activity on land within Des Moines acquired by public entities meet City zoning regulations.
- (9) Retain full authority over the management, operation, and maintenance of streets and street-right-of-way within areas acquired by public entities.

**8-03-04**      **Noise**

- (1) Discourage the introduction of noise levels that are incompatible with current or planned land uses. Encourage the reduction of incompatible noise levels, and discourage the introduction of new land uses into areas where existing noise levels are incompatible with such land uses.
- (2) Encourage the reduction of noise from Seattle-Tacoma International Airport.
- (3) Campaign aggressively for the development of new and quieter aircraft engines as well as modifications and/or retrofitting programs that promote the greatest reductions possible in aircraft noise emission levels.
- (4) Require that noise levels generated from all land uses be restricted to the most stringent standard allowed by federal, state, or local standards.
- (5) Require buffering of noise from land uses that are highly noise generating through substantial berming, landscaping, setbacks, tree planting, and building construction and siting methods.
- (6) Require developers to limit construction activities to those hours of the day when nearby residents will not be unreasonably disturbed.
- (7) Within the North Central Neighborhood, encourage land uses and construction techniques that are tolerant of and compatible with the high noise and vibration levels generated by aircraft.

**8-04**      **STRATEGIES**

**8-04-01**      **Residential Neighborhood Protection**

- (1) Protect and preserve residential neighborhoods by:
  - (a) Adopting appropriate regulations, plans and procedures, and working with neighboring jurisdictions to ensure that proposed land use changes and infrastructure improvements include measures necessary to mitigate their adverse environmental impacts, including, but not limited to the effects on ground and surface water quality, vehicular traffic, noise levels, and air quality.
  - (b) To the extent permitted by state and federal law, ensuring that land use changes and infrastructure improvements do not subject residential neighborhoods to environmental noise exposure levels which exceed an Ldn of 55 dBA, or existing levels as of April 20, 1995 or the date of this plan, whichever is greater.
  - (c) To the extent permitted by state and federal law, ensuring that land use changes and infrastructure improvements do not subject residential neighborhoods to environmental noise exposure levels which exceed an

Ldn of 55 dBA, or existing levels as of April 20, 1995, or the date of this plan, whichever is later.

**8-04-02**      **Historic Preservation**

- (1) Protect and preserve historic properties and archeological sites by:
  - (a) Establishing a program for designating locally significant properties and archeological sites.
  - (b) Periodically reviewing historic properties and archeological sites for characteristics that support designation as being of local significance.
  - (c) Ensuring nearby land and transportation proposals include mitigation measures commensurate with the magnitude of the adverse impact anticipated.
  - (d) To the extent permitted by state and federal law, ensuring that land use and transportation proposals do not subject historic and archeological sites of local significance to environmental noise exposure levels of Ldn of 65 dBA, or existing levels as of April 20, 1995, whichever is higher. To the extent permitted by state and federal law, a reduction in the environmental noise level (greater than 65 Ldn) that existed as of April 20, 1995 or the date of this plan, which ever is later, should become the maximum environmental noise level.
  - (e) To the extent permitted by state and federal law, requiring sponsors of any land use or transportation proposal that would expose historic and archeological properties of local significance to environmental noise levels of an Ldn of between 55 dBA and 65 dBA to submit a site-specific study addressing the uses of the particular resource, its historic or cultural significance, and the direct and indirect effect which noise may have upon the resource.

**8-04-03**      **Property Acquisition Areas**

- (1) Protect the health and welfare of Des Moines citizens, and maintain the economic and social integrity of our communities by:
  - (a) Identifying land parcels likely to be acquired by public entities and designate each for open space, public facilities, or commercial use.
  - (b) Revising the Zoning Code to establish a zoning district for parks, recreational areas and public facilities.
  - (c) Revising land use plan and zoning ordinances to prohibit or restrict the establishment of new commercial land uses upon properties acquired by public entities, except to the extent otherwise provided in state and federal law, unless the City makes a finding that such land uses are of value to the

City and should be permitted. Areas already identified as business park or for commercial uses may remain designated as such.

**8-04-04**      **Noise**

- (1) Protect the health and welfare, and quality of life of Des Moines citizens by:
  - (a) Enacting city-wide land use compatibility guidelines and criteria for the consideration of noise impacts in all planning and zoning decisions.
  - (b) Taking appropriate legislative and regulatory action to ensure that environmental noise levels not exceed the most stringent of federal, state, and local standards.
  - (c) Taking appropriate legislative and regulatory action to require the buffering of noise from noise generating land uses through substantial berming, landscaping, setbacks, tree planting, and building construction and siting methods.
  - (d) Taking appropriate legislative and regulatory action to require building contractors to limit construction activities to those hours of the day when nearby residents will not be unreasonably disturbed.
  - (e) Taking advantage of every opportunity to work with the Port of Seattle (POS) and the Federal Aviation Administration (FAA) to promote the development and implementation of airport operational procedures that will decrease the adverse noise effects of airport operations on the City and its residents.
  - (f) Maintaining a noise attenuation program through the incorporation of structural modifications to reduce sound transmissions from both inside and outside sources.
  - (g) Maintaining an ordinance requiring insulation and other noise reducing construction techniques as part of the building permit process.

## Chapter No 12: Healthy Des Moines Element

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### BACKGROUND AND CONTEXT

In the past decade, there has been an overall increase of obesity and chronic diseases in King County. Data show that people living in South King County bear a disproportionate burden of poor health and poverty compared to other parts of the County.<sup>1</sup>

In 2010, the City of Des Moines partnered with Public Health Seattle and King County; the cities of Burien, SeaTac and Normandy Park; and the Highline School District, to form the Healthy Highline Communities Coalition (HHCC). The HHCC is working to coordinate healthy resources available in our communities and to help our citizens take the necessary steps to become healthier by consuming more nutritious foods and engaging in more physical activity.

#### Des Moines Healthy Community Gaps

Poor nutrition and lack of physical activity are primary risk factors for obesity and chronic diseases like diabetes, heart disease and certain cancers. While people's health is influenced by personal decisions, it is also shaped by how our community is designed and built, such as land use, the transportation systems, and the location of parks, recreation facilities, public buildings, and other services. National research has shown that in communities where healthy food options like fresh fruits and vegetables are available, residents have better diets and lower rates of obesity and diet-related chronic disease. Similarly, people tend to be more active when they can easily access key destinations such as parks, schools, workplaces, and shops by walking and biking.

Assessment data show that Des Moines has an "unbalanced food environment" – that is, there are far more opportunities to buy junk food and fast food than "healthy food." From a public health perspective, this means that Des Moines residents have a higher exposure to unhealthy foods than to nutritious foods.<sup>2</sup> In addition, there are low income areas that are not within reasonable walking distance (i.e., > one-half mile) of a grocery store or market that provides fresh food.

A current conditions assessment for Safe Routes to School near Des Moines' elementary schools (Midway, Des Moines, North Hill, Woodmont, and Parkside) shows that some improvements along the roadside, such as sidewalks or even widened shoulders are needed to make it easier and more comfortable for children and their families to safely walk and bike to school.<sup>3</sup>

#### Bridging the Gaps through Policy, Systems and Environment Changes

The City of Des Moines' policies relating to land use, food access and the transportation system have a strong influence on people's lifestyles and in promoting a healthy community. Goals, policies and strategies within the Healthy Des Moines Element as well as those within Chapter 2 – Land Use Element, Chapter 3 – Transportation

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<sup>1</sup>Public Health – Seattle & King County website, Burien/Des Moines Health Planning Area data and maps available at: <http://www.kingcounty.gov/healthservices/health/partnerships/cppw/kcprofile.aspx> (last accessed 8/22/11)

<sup>2</sup>Martin, Kara E., et al., *The Food Landscape in Des Moines, Washington*. September 2011.

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## WORKING DRAFT

Element, and Chapter 6 – Parks, Recreation, and Open Space Element provide a framework and identify the actions for making the necessary changes to build a healthy, vibrant Des Moines that fosters an environment for healthy eating and active living within our community.

### GOALS

- HD 1 ~~12-01-01~~ *Participate in the Healthy Highline Communities Coalition to coordinate with surrounding communities to improve access to physical activity and healthy foods, and facilitate the long-term implementation of the Healthy Des Moines Initiative.*
- HD 2 ~~12-01-02~~ *Develop public, private and non-profit partnerships to support the goals of and sustain the Healthy Des Moines Initiative.*

### POLICIES AND IMPLEMENTATION STRATEGIES

- HD 1.1 ~~2-03-01~~ Support policy, systems, and environmental changes that result in increased access to healthy foods and beverages and opportunities for physical activity, with an emphasis on school-age children.
  - HD 1.1.1 ~~12-04-01~~ Adopt a Healthy Food Resolution and create a long-term action plan.
  - HD 1.1.2 ~~12-03-03~~ Continue to support the Des Moines Food Bank, Farmers Market and other organizations that help provide food assistance to low-income residents so that all families, seniors, schools, and community-based organizations are able to access, purchase, and increase intake of fresh fruits, vegetables, and other non-processed food.
- HD 1.2 ~~12-03-01~~ Provide healthy food and beverages in City-sponsored meetings and programs and at City facilities to promote balanced food choices.
  - HD 1.1.2 ~~12-04-02~~ Implement nutritional standards and healthy food procurement policies in City owned and operated facilities and across departments.
- HD 1.4 Sustain the Des Moines K-FIT program that teaches fitness, nutrition, and health to youth in City-sponsored early childhood and school-age clubs and camps.
  - HD 1.4.1 Continue to implement Des Moines K-FIT Physical Activity Standards at City-sponsored recreation programs.
  - HD 1.4.2 Provide ongoing training, support and resources for K-FIT Activity Leaders so they can competently facilitate youth health and fitness education and activities.
- HD 2.1 Work with public, private and non-profit partnerships such as the Public Health Seattle & King County, School Districts, Seattle Children’s Hospital, HealthPoint and Sea Mar Community Health Center to advocate the goals and outcomes Healthy Des Moines Initiative.
  - HD 2.1.1 Collaborate with schools and community partners to identify and implement best practices to achieve a reduction in childhood obesity.
  - HD 2.1.2 Continue to work with the Federal Way and Highline School Districts to align programs and share spaces and resources to support youth health and learning.

# Chapter No 12: Healthy Des Moines Element

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## BACKGROUND AND CONTEXT

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### Bridging the Gaps through Policy, Systems and Environment Changes

The City of Des Moines' policies relating to land use, food access and the transportation system have a strong influence on people's lifestyles and in promoting a healthy community. Goals, policies and strategies within the Healthy Des Moines Element as well as those within Chapter 2 – Land Use Element, Chapter 3 – Transportation

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## **GOALS**

- HD 1            Participate in the Healthy Highline Communities Coalition to coordinate with surrounding communities to improve access to physical activity and healthy foods, and facilitate the long-term implementation of the Healthy Des Moines Initiative.*
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  - HD 1.1.2            Continue to support the Des Moines Food Bank, Farmers Market and other organizations that help provide food assistance to low-income residents so that all families, seniors, schools, and community-based organizations are able to access, purchase, and increase intake of fresh fruits, vegetables, and other non-processed food.
- HD 1.2            Provide healthy food and beverages in City-sponsored meetings and programs and at City facilities to promote balanced food choices.
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