



**NOTICE OF SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION**

<b>APPLICATION SUBMITTAL:</b>	October 27, 2017	<b>APPLICATION COMPLETE:</b>	February 1, 2018
<b>NOTICE OF APPLICATION<sup>1</sup>:</b>	February 6, 2018 & February 13, 2018	<b>SHORELINE APPLICATION COMMENT DUE DATE:</b>	March 7, 2018
<b>PROPOSAL:</b>	Application for a Shoreline Substantial Development Permit to locate “container” retail uses on the Marina floor at four potential sites: along the northwest portion of the Marina parking lot near the fishing pier, along the pedestrian promenade, near the Marina offices and in the southeastern portion adjacent to the Marina Park, between Dock Ave and 6 <sup>th</sup> Ave S. “Container” retail is semi-permanent retail space located in engineered structures such as modified shipping containers or manufactured units that area built for a specific retail use. Structures could be approximately 8-16 feet in width by 16-40 feet in length and approximately 9-13 feet in height. Allowed size will vary based on the proposed site. The engineered structures will be bolted down on a concrete pad. The Marina intends to lease the sites to private individuals who will supply the container and provide the retail services. Uses will be limited to retail sales, food/drink services and related outdoor recreational operations/rentals. The proposal assumes approximately eight (8) sites could be accommodated within the four (4) areas along the marina floor. The aesthetic objectives for the proposal area rooted in a polished interpretation of a working waterfront/fishing/boating/sailing theme.		
<b>PROPONENT:</b>	City of Des Moines		
<b>LOCATION:</b>	Des Moines Marina - 22307 Dock Avenue South (PIN 2009004515 and 2006601340)		
<b>FILE NUMBER:</b>	LUA2017-0045		
<b>EXISTING ENVIRONMENTAL DOCUMENTATION:</b>	Environmental Checklist dated 12/11/17.		
<b>OTHER REQUIRED PERMITS:</b>	City of Des Moines Building, Grading, Plumbing, Electrical and Right-of-Way Permits		

Written comments concerning the Shoreline Substantial Development Permit (SSDP) may be submitted to the Des Moines Planning, Building & Public Works Department, located at 21630 11<sup>th</sup> Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., **March 7, 2018**. An SSDP is required for a non-exempt project within the 200 foot shoreline jurisdiction. All appeals of any final permit decision are governed by the procedures established in RCW 90.58.180 and WAC 481-03. All appeals of any final permit decision must be made to the Shorelines Hearing Board within twenty-one (21) days.

**NOTICE OF SEPA DETERMINATION OF NONSIGNIFICANCE**

<b>DATE OF SEPA DECISION:</b>	February 13, 2018	<b>SEPA COMMENT DUE DATE:</b>	March 7, 2018
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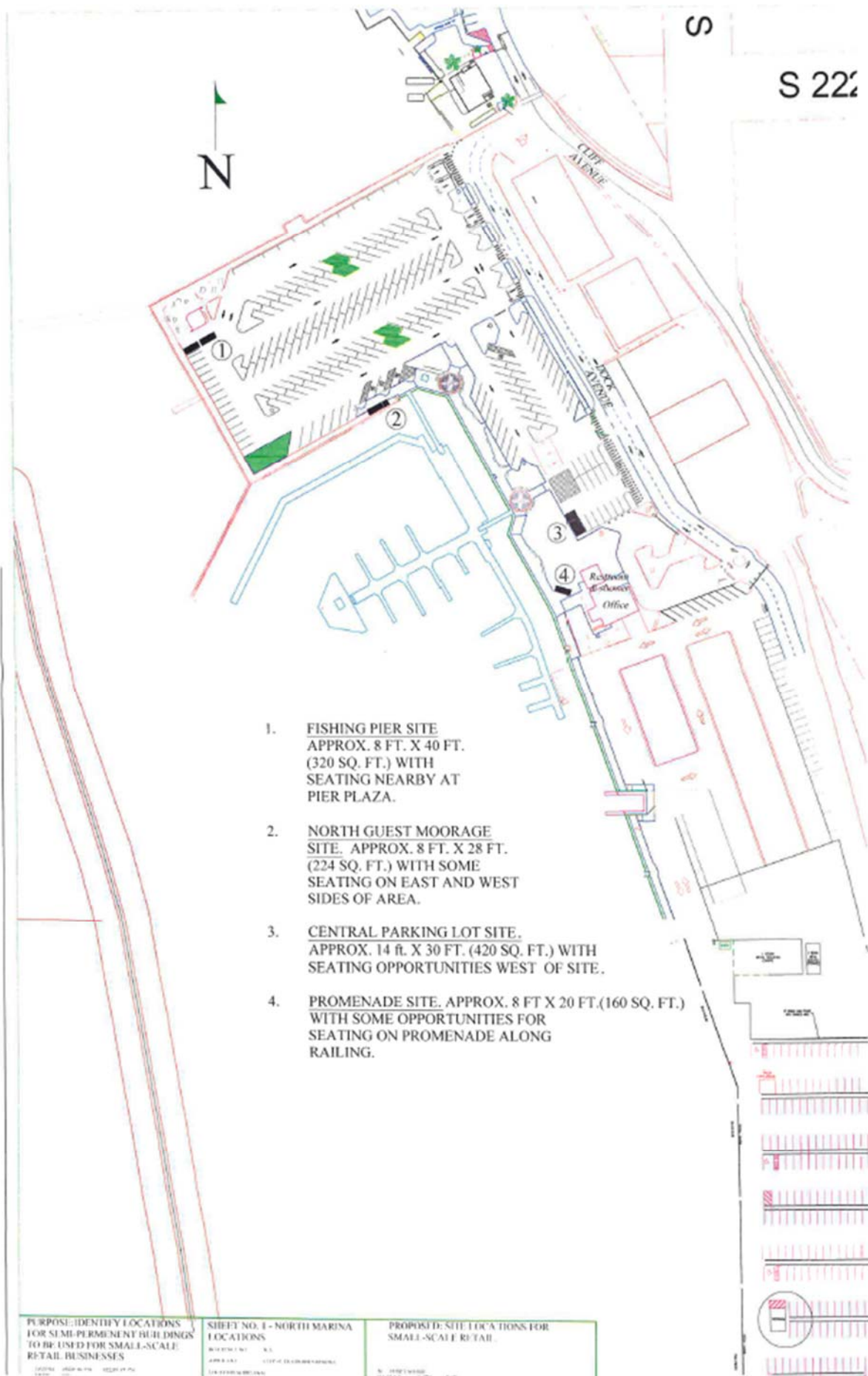
Notice is hereby given on **February 13, 2018** that the City of Des Moines Responsible SEPA Official has determined that the proposal is not anticipated to create significant adverse environmental impacts and will not require preparation of an environmental impact statement.

Written comments concerning the DNS may be submitted to the Des Moines Planning, Building & Public Works Department located at 21630 11<sup>th</sup> Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., **March 7, 2018**. Comments should discuss specific environmental issues associated with this proposal and identify how the DNS does or does not address those issues. The decision to issue the DNS may be appealed by filing an appeal consistent with Sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. Appeals must be complete and filed with the City Clerk by 4:30 p.m., on **March 19, 2018**. The appeal letter must cite specific procedural errors, omissions, environmental impacts, inaccurate environmental information or failure to comply with specific adopted policies or codes which dispute the validity of the DNS.

<sup>1</sup>Notice published in the Seattle Times on February 6, 2018 and February 13, 2018.

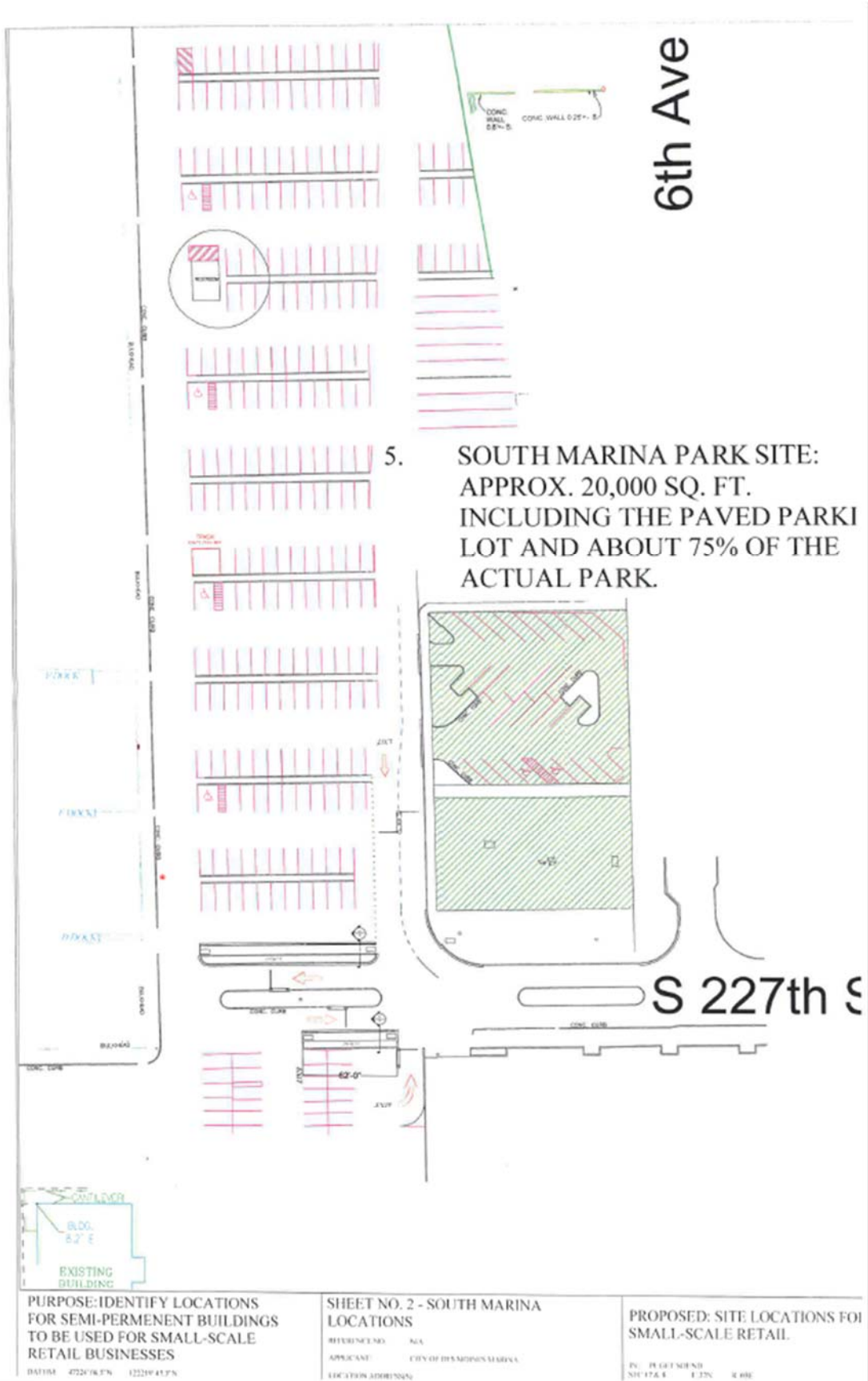
For further information contact Holly Keeton, Land Use Planner, by phone at (206) 870-6558 or by e-mail at [hkeeton@desmoineswa.gov](mailto:hkeeton@desmoineswa.gov) during regular office hours. All letters and telephone inquiries should refer to file number (LUA2017-0045).

Marina Container Village Site Maps and Information



1. **FISHING PIER SITE**  
APPROX. 8 FT. X 40 FT.  
(320 SQ. FT.) WITH  
SEATING NEARBY AT  
PIER PLAZA.
2. **NORTH GUEST MOORAGE  
SITE.** APPROX. 8 FT. X 28 FT.  
(224 SQ. FT.) WITH SOME  
SEATING ON EAST AND WEST  
SIDES OF AREA.
3. **CENTRAL PARKING LOT SITE.**  
APPROX. 14 FT. X 30 FT. (420 SQ. FT.) WITH  
SEATING OPPORTUNITIES WEST OF SITE.
4. **PROMENADE SITE.** APPROX. 8 FT X 20 FT. (160 SQ. FT.)  
WITH SOME OPPORTUNITIES FOR  
SEATING ON PROMENADE ALONG  
RAILING.

<p>PURPOSE: IDENTIFY LOCATIONS FOR SEMI-PERMANENT BUILDINGS TO BE USED FOR SMALL-SCALE RETAIL BUSINESSES</p>	<p>SHEET NO. 1 - NORTH MARINA LOCATIONS</p>	<p>PROPOSED SITE LOCATIONS FOR SMALL-SCALE RETAIL</p>
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2. Proposal for Additional Design Guidelines:

***Marina Floor Design Guidelines***

*The City of Des Moines established Marina District Design Guidelines in July 2010 (ordinance number 1486). Marina District Design Guidelines include the marina beach park, the marina and the downtown area. [The submitted] document is intended to supplement those guidelines with specific reference to the placement of small, semi-permanent, pre-built structures on the paved areas along the marina waterfront, generally referred to as the Marina Floor (vs. Marina District). The intent is that these structures, generally less than 500 square feet in floor area, will be used as spaces for independently owned small-scale retail and food service businesses.*

*Marina Floor design guidelines are not intended to replace or modify those guidelines describes in Ordinance 1486... The intent is to provide additional detail regarding proposed, small scale retail structures that may be considered for location on the Marina Floor. [The] guidelines are not prescriptive but offer a guide for aesthetic continuity with the Basin.*

*In support of the Mission Statement for the Marina District identified in the July 2010 document, Marina Floor guidelines seek to create a waterfront experience for pedestrians that blend small scale retail and food service structures that complement the natural surroundings and scenic views from the Marina Basin. Aesthetic objectives for the Basin area rooted in a polished interpretation of a working waterfront/fishing/boating/ sailing theme reflecting the heritage of Des Moines. Fundamentals of the aesthetic include attention to maintaining existing residential views to the water and mountains to the maximum extent possible. This generally translates into single story structures with or without rooftop decks. Where residential sound and mountain views are not impaired, two story structures with or without roof top decks may be submitted for consideration.*

*Marina Floor structures will normally be limited to retail sales, food/drink services, and related outdoor recreational operations. Structures otherwise meeting these guidelines but intended to be used for residential will not be allowed.*

*Specific design guidelines include the following [aspects] (consistent with the 2010 Marina District provisions):*

*ACCESS*

*APPEARANCE*

*SIGNAGE*

*LANDSCAPING*

*\*For more detail please visit the submitted document available in PermitTrax and corresponding images for proposed aesthetic below.*

Marina Container Village Site Maps and Information



Marina Container Village Site Maps and Information



## Marina Container Village Site Maps and Information

3. *Please visit the submitted Environmental Checklist (SEPA) document available in PermitTrax.*
4. *Please visit the submitted JARPA document available in PermitTrax.*

These documents are available at the following website: [www.desmoineswa.gov/mypermits](http://www.desmoineswa.gov/mypermits). Once on the above website, please click on **Click to Search** under the Permit Search Section and then enter the File Number **LUA2017-0045** in **The Search By ID Number** box and then click **Search** to access the information.

**For further information, contact Holly Keeton, Land Use Planner, by phone at (206) 870-6558 or by e-mail at [hkeeton@desmoineswa.gov](mailto:hkeeton@desmoineswa.gov) during regular office hours.**

