

City of Des Moines



PLANNING, BUILDING AND PUBLIC WORKS
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January 29, 2019

RE: LUA2018-0065; 421 South 227th Street, Des Moines, WA 98198
Shoreline Substantial Development Permit

Dear Concerned Citizen:

Thank you for your comment letter regarding the subject project. The City of Des Moines shoreline review process is designed to work with other regulations to provide a comprehensive review of a proposal.

The City of Des Moines published the first notice for this project at the site, in public buildings and in the Seattle Times on December 19th, 2018. A second publication was printed in the Seattle Times on December 26th, 2018. Four (4) comments were received by the comment due date.

The following lists the primary concerns raised during the public comment period and City responses:

1. **Concern:** Design and Structure Type.

Response: The proposed sign has a prescriptive set of design standards that are consistent with the requirements of the Marina District Neighborhood and Marina District sign regulations. The proposal is consistent with the intent of the *Des Moines Comprehensive Plan* goals, policies and strategies and corresponding zoning for the Marina District Neighborhood – to facilitate economic investment in the area in order to create a vibrant district with a quality mix of businesses and residents. The proposed design standards coupled with the *Marina District Design Guidelines* provide a means to ensure that new construction contain and exhibit high-quality design elements and building materials, and is designed in a manner that helps to facilitate a gateway and wayfinding at the marina.

2. **Concern:** Height and View Obstruction.

Response: Per DMMC 18.200.310, the maximum height for a freestanding sign within the Marina District is 15 feet as measured from the Marina floor; and a maximum of 50 square feet for a single business property and up to 100 square feet for a multiple business property. The proposed structure is less than 50 square feet is significantly under the 15 foot maximum height allowed.

3. **Concern:** Lighting of Structures.

Response: The current shoreline review is only to review for the erection of the sign within the shoreline jurisdiction. The proposed lighting relates to the minimal detailing of the waves on the sign will be reviewed at a later date in coordination with the sign permit. Per DMMC 18.200.190, lighted signs will be shaded, shielded and/or directed so that the light intensity of brightness shall not adversely affect surrounding or facing premises or adversely affect safe vision of pedestrians on a public right-of-way.

4. **Concern:** Vehicular and Pedestrian Safety.

Response: Per City of Des Moines Street Standards, Engineering Services has reviewed the proposed sign location and does not have any sight distance concerns.

5. **Concern:** Public Comment Period.

Response: Per Des Moines Shoreline Master Program (SMP) 7.3, Public notice is required to be provided by mail for no less than twenty (20) days and published in the local newspaper no less than thirty (30) days prior to issuance of permit. The Washington State Department of Ecology shall be notified within eight (8) days of the decision and a 21-day appeal period is provided per the requirements of RCW 90.58.180, RCW 90.58.140(6), and WAC 481-03.

Thank you for your input into the review process for this project. If you have any questions regarding this letter or need further clarification about the application, please feel free to contact me.

Sincerely,



Holly Keeton | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

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