

The City of Des Moines Welcomes



The Highline Forum Soundside Alliance

City of Des Moines

Economic Development Focus

- Zoning & Permitting**
- Current Projects**
- Economic Development
Activities**



Setting the Table

Zoning and Permitting

Rezoning:

Marina District, Pacific Ridge Neighborhood, Sign Code Pacific Highway S.

Permitting:

Discounted fees, On-line service
Expedited, streamlined processes
Easier parcel subdivision/consolidation

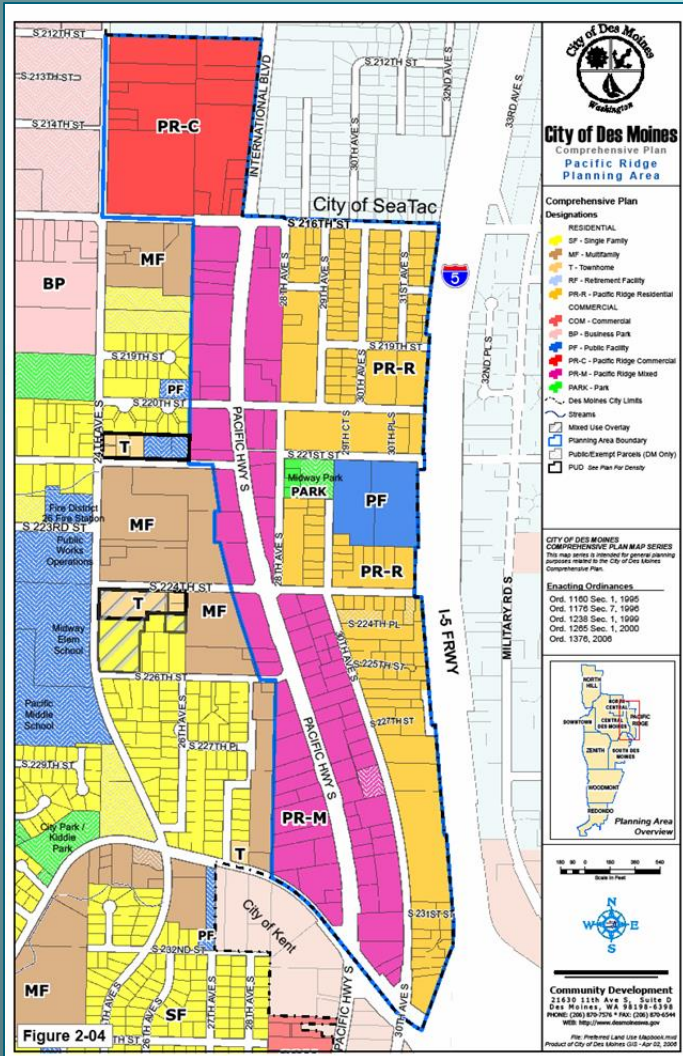


Marina District

- Allowed Uses streamlined & revised
- Height Restrictions Eased
- FAR's Implemented for Design Flexibility
- Head-in angle parking encouraged



Pacific Ridge Neighborhood



- ❑ Subarea Plan and Vision
- ❑ Established SEPA Planned Action
- ❑ Multifamily Tax Exemption
- ❑ Expanded Commercial Areas
- ❑ Added Uses
- ❑ Eased Setback Requirements, etc.

Sign Code Revisions

- ❑ Size Restrictions Eased
- ❑ Application process simplified
- ❑ Revised code short & clear
- ❑ More Design Flexibility



Pacific Highway Corridor

Upcoming Discussion:

- ❑ Building Height Increases
- ❑ Multifamily Tax Exemption
- ❑ Convert Residential Zoning to Commercial
- ❑ Broader allowed uses
- ❑ Increased Development Intensity



Permitting

- ❑ **10% - 20% Discounts** on permits for large projects
- ❑ **Next-day inspection appointments**
- ❑ **On-line Permitting**, now 33% of all applicants
- ❑ **Easy parcel consolidation or division**



Current Projects: Artemis Hotel



EB-5 Regional Center Designation

Now available for future projects



Des Moines Creek Business Park

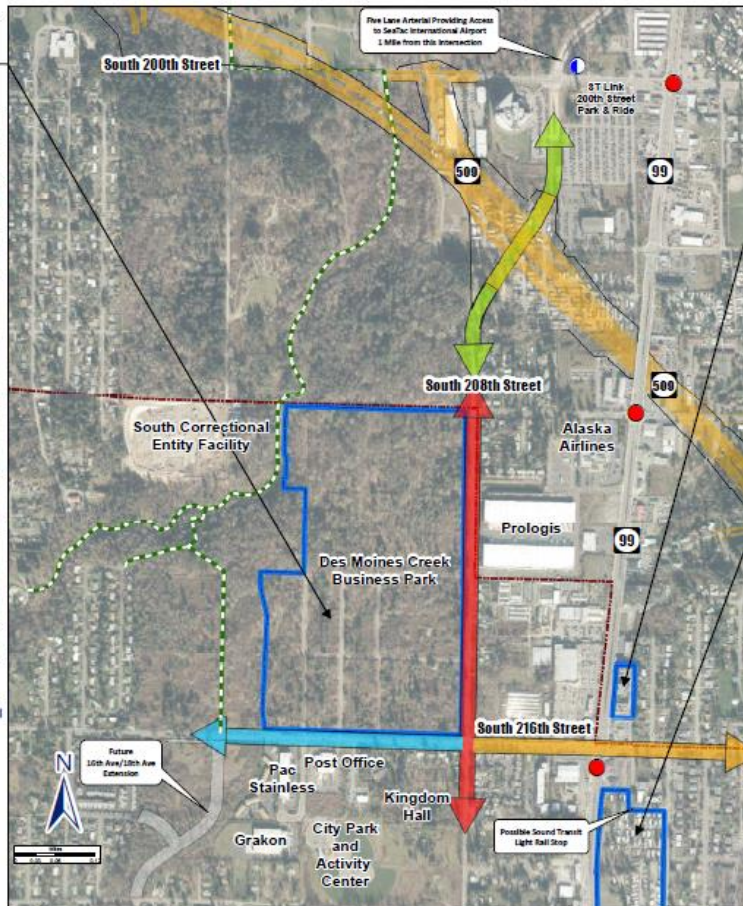
Des Moines Creek Business Park
 Draft EIS: November 2006
 Final EIS: March 2007
 Internal Street Vacation: October 2010
 Development Agreement: December 2010



89 Acre Business Park being developed by the Port of Seattle the site is planned for over 1 million SF of office/logistics space. The site is being evaluated for the relocation of the FAA regional offices. Finally, the City has completed a retail feasibility study and is evaluating options on the property.

Legend

- | | |
|-------------------------|--|
| RapidRide Station | 24th Avenue Gateway Improvements |
| 2015 Light Rail Station | Future 218th St Segment 2 Gateway Improvements |
| Regional Trail Network | Future 218th St Segment 1 Gateway Improvements |
| Future SR 509 | Future 24th/28th Connector |



- Panattoni Development selected by Port RFP
- Road Improvements:
 - 216th nearing completion
 - 24th starting construction
- Zoning Changes
- Prospective Tenants

Additional Current Projects

- ❑ **TEC Equipment, formerly SeaMack Truck**
- ❑ **SeaMar & Health Point Clinics**
- ❑ **Barcelona**
- ❑ **Emerald Auto**
- ❑ **QFC site**



City Development Activities:

Des Moines Marina

\$8 million Renovation in 2010



Promenade



600 ft Fishing Pier

Beach Park Master Plan



- \$3.9 million invested in improvements & renovations to the park and facilities
- Additional \$3.2 million planned for complete rehabilitation of historic buildings – Dining Hall, Picnic Shelter & Sun Home Lodge
- Event Center Growth: 2013 YTD
214 Bookings/Events



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Waterfront Farmers Market



Established 2006
Over 65 Vendors
Average 4000 Shoppers



Des Moines Marina
 Beach Park / Marina Connection
 Marina Development Opportunities



Marina Floor Development Planning in Progress

