

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Draft Ordinance No. 18-101 amending Des Moines Municipal Code 18.10.050 – Adoption of official zoning map, to reclassify tax parcel 1722049023 from RM-900B Residential: Multifamily Zone to I-C Institutional Campus Zone for the Landmark on the Sound property. This action will bring the zoning into compliance with the preferred land use for the property in the City’s adopted comprehensive plan.

Proponent: Jackson Main Architects; Grand Lodge Free and Accepted Masons of Washington; Urban Worklofts

Location of proposal, including street address, if any: 23660 Marine View Drive South, Parcel 1722049023

Project File No: LUA2018-0019

Lead Agency: City of Des Moines

The City of Des Moines has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

A phased environmental review pursuant to WAC 197-11-060(5) will be utilized for future development of a multi-phased project for the property with appropriate SEPA review conducted at each stage of the project. The sequence of phased environmental review will go from a broad to a narrower scope, and include public comment opportunities once project applications are submitted.

Written comments concerning the DNS may be submitted to the Des Moines Planning, Building, and Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., 9/14/18. Comments should discuss specific environmental issues associated with this proposal and identify how the DNS does or does not address those issues.

Responsible Official:

Susan Cezar, L.E.G.

Position/Title:

Chief Strategic Officer
21650 11th Avenue South, Suite D
Des Moines, WA 98198

8/31/2018

(Date)



(Signature)

Project Lead Contact:

Laura Techico, AICP – Principal Planner; Phone 206-870-6595
Email Address: ltechico@desmoineswa.gov

AGENCY APPEAL

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal with the Des Moines City Clerk. Such appeal must be filed within ten (10) days of the date this Determination of Nonsignificance (DNS) is final and shall be consistent with all provisions of sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. The last date for filing such an appeal as to this proposal will be 4:30 p.m. on 9/24/18. Procedural determinations include the adequacy of the DNS, whether proper notice has been given, and whether the commenting period has been observed. The pendency of a procedural appeal shall stay any action on a permit/approval until a final determination on the appeal is issued by the Hearing Examiner; except if the City Council is required to issue the determination of the underlying permit/approval. In such cases, the City Council will issue the final determination of the appeal concurrently with its determination on the underlying permit/approval.

ENVIRONMENTAL CHECKLIST

Fee: _____

File No. LUA 2018-0019

Receipt #: _____

Date Received: 5/23/18

A. BACKGROUND

1. Name of proposed project, if applicable:

Landmark on the Sound Revitalization

2. Name of applicant:

John Morefield

3. Address and phone number of applicant and contact person:

311 1st Ave. S. Seattle WA 98104 206.324.4800

4. Date checklist prepared:

4/27/18

5. Agency requesting checklist:

City of Des Moines WA planning dept.

6. Proposed timing or schedule (including phasing, if applicable):

Immediate re-occupation of the Landmark on the Sound Masonic building pending building permits and required upgrades. 3 phased development of 10-12 5-8 Story multi-family structures over the next 3-8 years.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

3 phased development of 10-12 5-8 Story multi-family structures over the next 3-8 years.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A traffic impact analysis will be prepared for the re-zone application and master plan.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

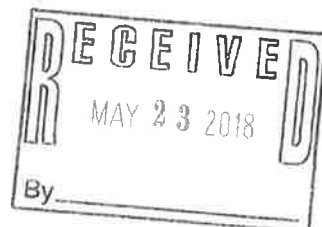
None

NON-PROJECT ACTION:
RECLASSIFICATION
OF ZONING FROM
RM900B TO I-C.
FOLLOWING REZONE,
FUTURE DEVELOPMENT
REVIEWED PER
I-C ZONING REQS.

REZONE,
MASTER PLAN

PHASED
SEPA REVIEW
PER
WAC 197-
11-060(5)

JUNE 2018
TRAFFIC
IMPACT
ANALYSIS -
TSI, INC.



10. List any government approvals or permits that will be needed for your proposal, if known.

None

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The proposed project is located on 30.29 acres. Immediate re-occupation of the Landmark on the Sound Masonic building pending building permits and required upgrades. 3 phased development of 10-12 5-8 Story multi-family structures over the next 3-8 years.

NON-PROJECT ACTION TO RECLASSIFY ZONING FROM RM-900B TO I-C

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

23660 Marine View Dr. S, Des Moines WA

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

4.5% slope toward West across property, no slope N to S. Steepest grade 20%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

See Geotech report, Pending.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

none found

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading required for development of new parking and development, no fill anticipated

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Some erosion could occur during construction. Standard TESC plan mitigation efforts will be utilized

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

currently unknown, pending Master use plan design and approval

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Some erosion could occur during construction. Standard TESC plan mitigation efforts will be utilized

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Standard emissions from construction activity will be present during construction. See TIA for estimated trip generation and quantity of vehicle emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known of

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Project will pursue alternate transportation measures to reduce parking and automotive emissions.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

two wells exist on the property currently used for irrigation

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Wells may be maintained for irrigation purposes only, development will be near well heads. Storm water mitigation measure will be design per civil.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

none

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

none

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

none

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

none

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Wells may be maintained for irrigation purposes only, development will be near well heads. Storm water mitigation measure will be design per civil.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

All discharge will be to city storm and sanitary systems

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water mitigation measure will be design per civil and designed for master plan application

2) Could waste materials enter ground or surface waters? If so, generally describe.

Yes. Pollutants typical of roofing materials and impervious surfaces may be discharged to the municipal drainage system post mitigation

3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Swales and retention measure will be utilized to mitigate discharge to city requirements

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

LANDSCAPING DESIGN
+ VEGETATION RETENTION
TERMINAL 18.95.090
(4)(b)

b. What kind and amount of vegetation will be removed or altered?

existing vegetation will be removed for development. A natural buffer of a predetermined width will be left between the development and adjacent parcels

c. List threatened or endangered species known to be on or near the site.

None known of per preliminary environmental analysis

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

All landscaping will use primarily native plants

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None known of.

c. Is the site part of a migration route? If so, explain.

None known of

d. Proposed measures to preserve or enhance wildlife, if any:

none

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical requirements will be met with the city grid, for heating and lighting. No Manf. on the site is planned. Renewable energy production is planned

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

Shadow studies will be performed. The project should not impact neighboring solar access more than the exiting vegetation does now.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

The project aims to exceed the state minimum energy code.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

none

1) Describe special emergency services that might be required.

Fire and aid access will be provided to all structures through the master plan

2) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic from Marine View drive and S. 240th

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During construction posted hours would be observed

3) Proposed measures to reduce or control noise impacts, if any:

Generators and construction staging will be located away from existing residential development as much as possible.

8. Land and shoreline use

What is the current use of the site and adjacent properties?

the current site contains a 1926 5 story 130,000 sf retirement home that is currently abandoned and 20 acres of wooded area. The proposal is to re inhabit the existing building and redevelop the existing wooded area per a new master plan.

b. Has the site been used for agriculture? If so, describe.

Not to our knowledge

c. Describe any structures on the site.

a 5 story 130,000 sf 1926 structure stands adjacent to a 1980's 2 story convalescent home. A single family home is located on the property which is currently abandoned.

d. Will any structures be demolished? If so, what?

the 2 story convalescent home is slated for demolition. All other structures to be rehabilitated.

e. What is the current zoning classification of the site?

The parcel is currently zoned RM-900B

f. What is the current comprehensive plan designation of the site?

The parcel is proposed to be rezoned IC

COMP PLAN
PREFERRED
LAND USE -
IC

g. If applicable, what is the current shoreline master program designation of the site?

n/a

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

none

i. Approximately how many people would reside or work in the completed project?

The project is slated to have 115 Live work units 395 work/lofts and approx 1500 apartment units

j. Approximately how many people would the completed project displace?

none

k. Proposed measures to avoid or reduce displacement impacts, if any:

n/a

Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The project is slated to have 115 Live work units 395 work/lofts and approx 1500 apartment units currently all market rate

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

none

c. Proposed measures to reduce or control housing impacts, if any:

none

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

85' per zoning

b. What views in the immediate vicinity would be altered or obstructed?

views of puget sound may be obstructed

c. Proposed measures to reduce or control aesthetic impacts, if any:

Massing studies in master plan phase will further study this.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Standard residential and landscape lighting proposed per local codes

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not at this time

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Property is currently being used as a public open space

b. Would the proposed project displace any existing recreational uses? If so, describe.

no

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Property is currently being used as a public open space this is slated to remain accessible to the public along with other amenities

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Existing property "Landmark on the Sound" was built in 1926 by the Masons, it is not on any historic register.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Existing property "Landmark on the Sound" was built in 1926 by the Masons, it is not on any historic register.

c. Proposed measures to reduce or control impacts, if any:

Existing property "Landmark on the Sound" was built in 1926 by the Masons, it will be rehabilitated and remain.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Property has direct access to Marine View Dr. S and S 240th

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

KC metro Bus lines 166 and 121 stop in front of the site in both North and South directions.

c. How many parking spaces would the completed project have? How many would the project eliminate?

See traffic impact analysis

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Street improvements and dedications will be required per City of Des Moines Transportation dept.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Connections will be made to the proposed light rail station to the East

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

See traffic impact analysis

g. Proposed measures to reduce or control transportation impacts, if any:

See traffic impact analysis

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

increased housing units will create a higher demand on public services. see TIA

b. Proposed measures to reduce or control direct impacts on public services, if any.

TIA fee's will be imposed

16. Utilities

JUNE 2018
TRAFFIC IMPACT
ANALYSIS -
TSI, INC.

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

existing services will be maintained and upgraded if needed.

C. SIGNATURE

I swear under penalty of perjury that the information provided above is true and correct. I understand that the Des Moines SEPA Official is relying on the thoroughness and accuracy of the completed information to make his/her decision.

Signature: [Handwritten Signature] Date: 04/30/18

STATE OF WASHINGTON)

) ss.

COUNTY OF King)

I, the undersigned, a notary public in and for the State of Washington, hereby certify that on this _____ day of _____, 20____, _____ personally appeared before me, to me known as the individual(s) empowered to execute the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Notary Public in and
for the State of Washington residing at _____.
My commission expires _____.

ADMINISTRATION ONLY:

Administrative review by: [Handwritten Name]
Title: PRINCIPAL PLANNER
Date: 8/30/18