

All attendees are muted, with video off.
This meeting is being recorded



Welcome

Zenith Properties Building Demolition Application
(LUA2019-0032)

Environmental Impact Statement (EIS)

Scoping Public Meeting

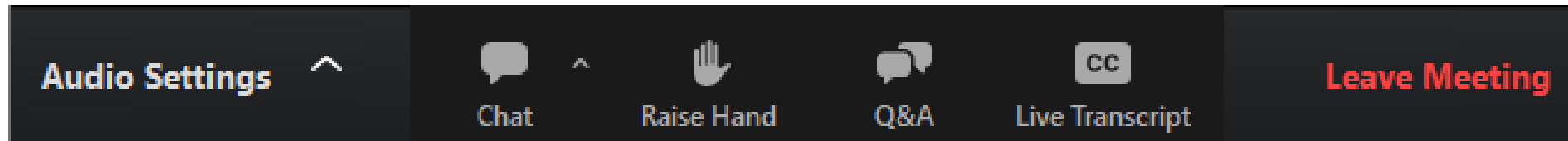
May 17, 2022

6 – 8:30 p.m.

How to participate in the meeting

All attendees are muted.
Click on **Audio Settings** to adjust (if you want to comment later in meeting).

Use the **Q&A window** to submit a question.



Report **technical issues** through the **Chat** window.
Do not submit questions or comments through chat.

Other ways to join

By phone

253-215-8782

Webinar ID: 885 4128 5867

EIS Scoping Meeting

Why did we ask you to join us today?

The City of Des Moines is hosting this public meeting on the State Environmental Policy Act (SEPA) scoping process.

Meeting goals

- Share information about Zenith's application, SEPA Environmental Impact Statement (EIS) process, and upcoming milestones.
- Learn how to be involved and submit comments on key issues and concerns.

Ways to comment

1. Comment today during this meeting

A court reporter is transcribing comments given verbally today.
This session is being recorded.

2. Submit via online form by June 2, 2022 by 4:30 pm PST

www.desmoineswa.gov/zenithEIS

3. Mail your comments (postmarked) by June 2, 2022

City of Des Moines
LUA2019-0032
21630 11th Ave S, Ste D
Des Moines, WA 98198

Today's Agenda

Time	Item	Speaker
6 p.m.	Technology Overview Agenda Review Introductions	Colleen Toomey, Facilitator, S&A
6:10 p.m.	Welcome remarks	Denise Lathrop, SEPA Official, City of Des Moines
6:15 p.m.	EIS Scoping Overview <ul style="list-style-type: none">• Project context• EIS process overview	Nicole Lobodzinski, ESA Pamela Xander, ESA
6:30 p.m.	Public Comment Overview	Colleen Toomey, Facilitator, S&A
6:35 p.m.	Public Comment Session	All participants
8:25 p.m.	Next Steps and Adjourn	Colleen Toomey, Facilitator, S&A

Welcome

Denise Lathrop, Community Development Director
& State Environmental Policy Act (SEPA) Official

City of Des Moines



Des Moines Marina

Today's Agenda

Time	Item	Speaker
6 p.m.	Technology Overview Agenda Review Introductions	Colleen Toomey, Facilitator, S&A
6:10 p.m.	Welcome remarks	Denise Lathrop, SEPA Official, City of Des Moines
6:15 p.m.	EIS Scoping Overview <ul style="list-style-type: none">• Project context• EIS process overview	Nicole Lobodzinski, ESA Pamela Xander, ESA
6:30 p.m.	Public Comment Overview	Colleen Toomey, Facilitator, S&A
6:35 p.m.	Public Comment Session	All participants
8:25 p.m.	Next Steps and Adjourn	Colleen Toomey, Facilitator, S&A

Roles & Responsibilities

Zenith Properties LLC

Applicant and Property Owner

City of Des Moines

SEPA Lead Agency

ESA

Consulting Firm (writing EIS
under direction of city)

www.desmoineswa.gov/zenithEIS

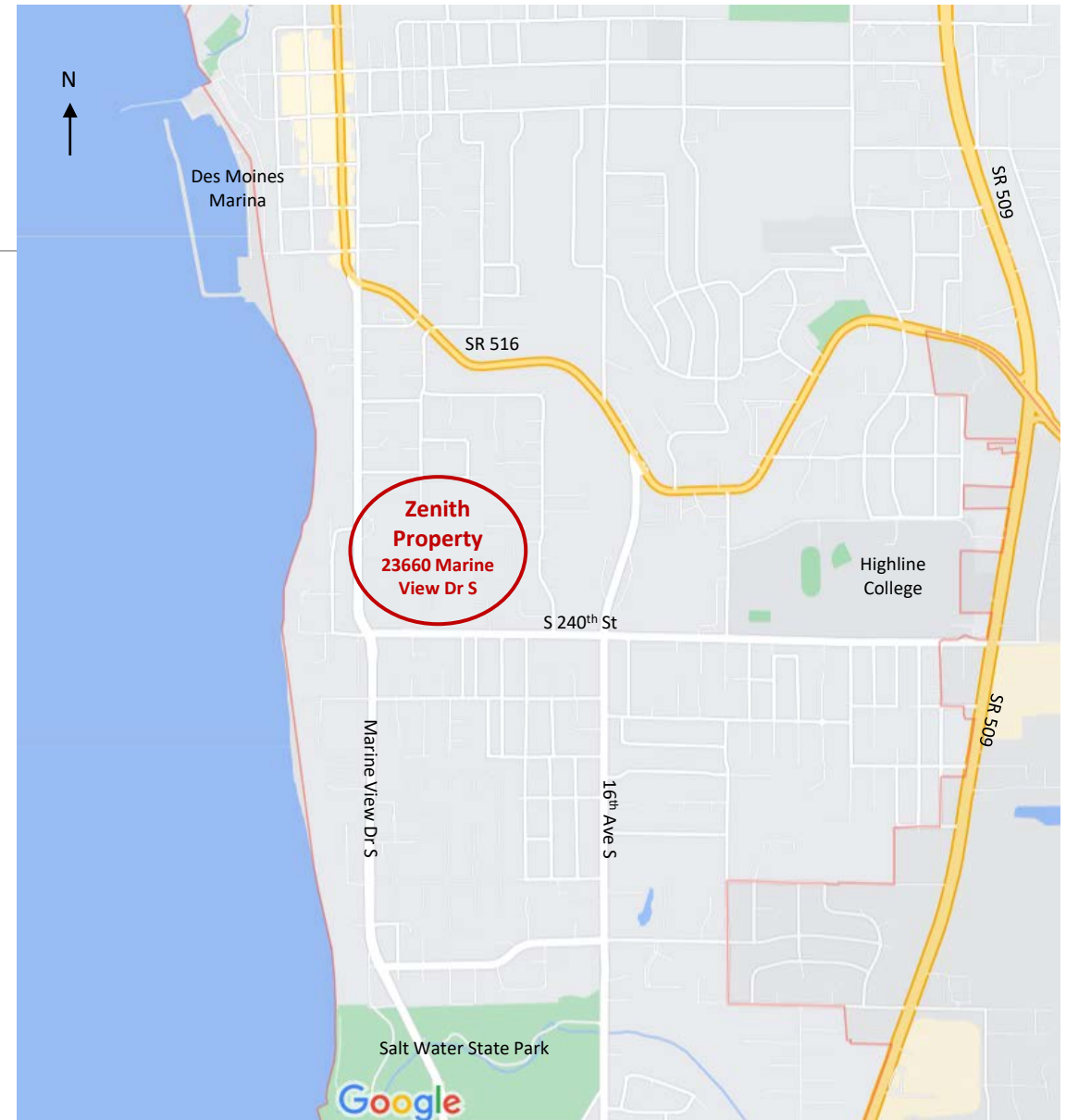
Overview

Applicant's proposal

Zenith Properties LLC submitted a demolition permit application in September 2020 for the approx. 27-acre former Masonic Home/Landmark on the Sound property.

Applicant's purpose

The proposal is to demolish and remove all structures on site.



Site History

- Built in 1926, the main building was a retirement home for Freemasons in Washington until closure in 2006.
- Used as an event center called Landmark on the Sound until 2014.
- Past sale/development proposals for the site didn't move forward.
- Purchased by Zenith Properties LLC in 2019 from the Freemasons.
- Encompasses 27-acres including a main building, multiple outbuildings, outdoor facilities, landscaping, and green space.



Current Status

- Freemasons of Washington submitted a demolition permit application in 2019 as part of the sale. Zenith resubmitted the application in September 2020.
- In 1995, City of Des Moines designated as a historic or archeological property of local significance.
- In 2014, building became eligible to be added to the National Register of Historic Places.



Copyright Douglas H. Orton

Applicant objectives

- Demolish existing structures on property
- Remove on-site unsafe conditions/potential hazards due to existing structure conditions
- Prevent further trespass within the existing structures
- Prevent further vandalism to the existing structures
- Prevent further graffiti to the existing structures

What is SEPA?

State Environmental Policy Act (WAC 197-11)

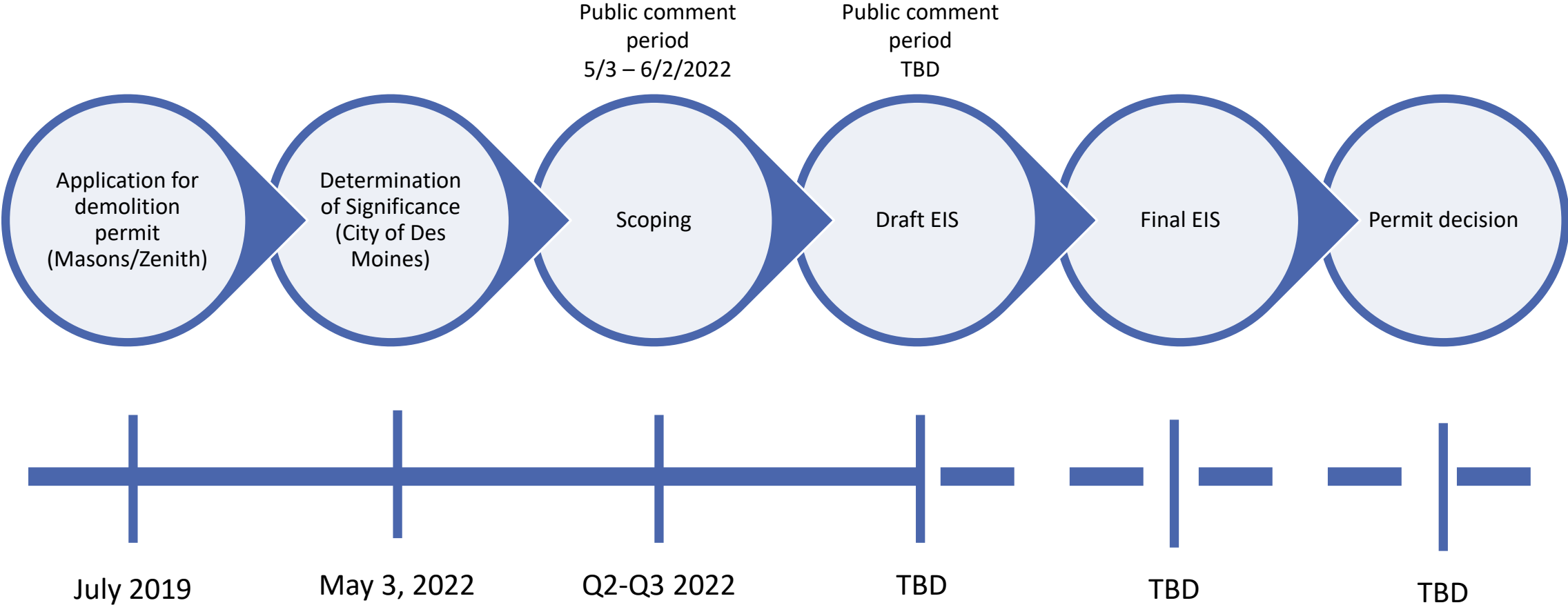
- Helps agency decision-makers, applicants, and the public understand how a proposal would affect the environment.
- City of Des Moines is lead agency - they will make the decision regarding Zenith's demolition permit application.
- An Environmental Impact Statement (EIS) is required when the lead agency determines a proposal is likely to have significant adverse environmental impacts.

What is an EIS?

Environmental Impact Statement

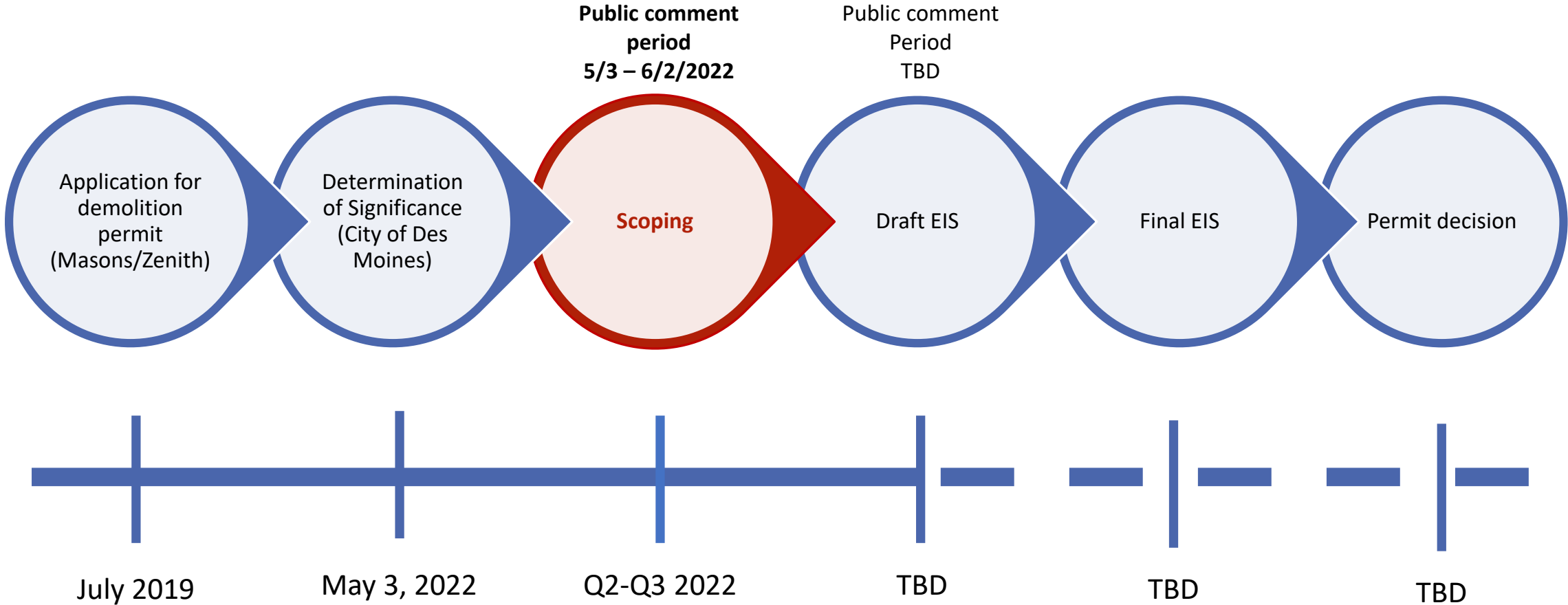
- Provides information to the public and decision-makers about the environmental effects of plans or projects on the natural and built environment.
- Identifies environmental conditions, alternatives, potential impacts, and measures to reduce or mitigate any significant, unavoidable adverse impacts.

EIS Process



EIS Process

We are here.



What does “scoping” mean?

- Required by SEPA – first step in EIS process
- Focuses the scope of EIS to significant environmental issues:
 - likely significant adverse impacts
 - reasonable alternatives
 - mitigation measures
- Provides notice to the public and agencies

Scoping topics

City of Des Moines indicated that EIS will include:

- Historic and cultural resources

Examples of other issues that could be studied
(if deemed to have potential significant adverse impact):

- Natural environment (air/water quality, plants, wildlife)
- Energy and natural resources
- Land use
- Traffic/parking
- Noise
- Other public services

What Alternatives will be studied?

1. Demolition Alternative

Demolish all existing structures and vacant buildings on site

2. Historic Preservation & Potential Future Adaptive Reuse

Preserve and structurally stabilize existing structures on site

3. No Action

Continue current site conditions – existing structures would remain vacant and unutilized

Note: Alternatives will be refined based upon input received during scoping public comment period.

Tips for commenting on Scoping

You are invited to comment on:

- EIS alternatives
- Topics the EIS should evaluate
- Potential impacts and mitigation
- Permits/approvals that should be required

Clarifying questions about tonight's process

Instructions

- Submit questions through Q&A window.
- Use complete, short, succinct sentences.
- All questions will be captured by Zoom.

The purpose of this time is to make sure everyone understands the process and procedures for the meeting tonight.

Note: We will begin taking scoping comments after process questions are complete.

Quick Break

We will begin accepting public comments in just a moment.

Thank you!

04:49

Today's Agenda

Time	Item	Speaker
6 p.m.	Technology Overview Agenda Review Introductions	Colleen Toomey, Facilitator, S&A
6:10 p.m.	Welcome remarks	Denise Lathrop, SEPA Official, City of Des Moines
6:15 p.m.	EIS Scoping Overview <ul style="list-style-type: none">• Project context• EIS process overview	Nicole Lobodzinski, ESA Pamela Xander, ESA
6:30 p.m.	Public Comment Overview	Colleen Toomey, Facilitator, S&A
6:35 p.m.	Public Comment Session	All participants
8:25 p.m.	Next Steps and Adjourn	Colleen Toomey, Facilitator, S&A

Ground rules

Acceptable behavior

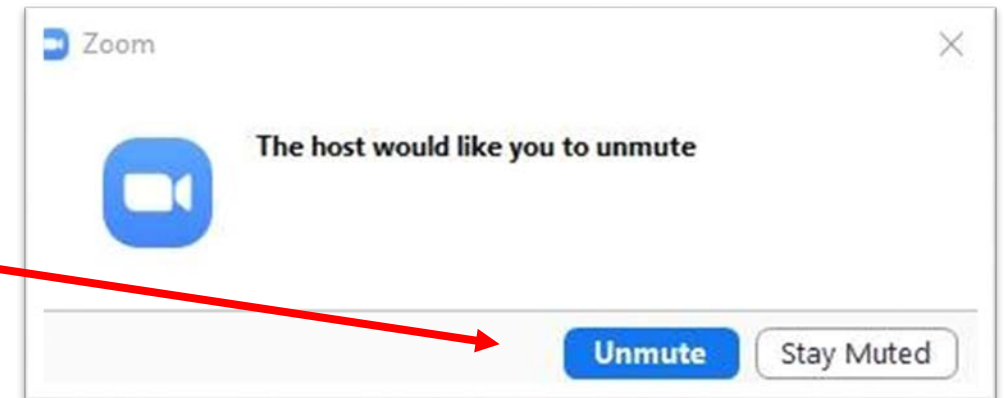
- Use welcoming and inclusive language
- Be respectful of different viewpoints and experiences
- Try to frame comments positively

Unacceptable behavior

- Harassment, bullying, and intimidation
- Any activity meant to convey or cultivate hostility
- Insults or other attacks
- Encouraging the above behavior

How to comment today

- Raise your hand
- We will call your name and the next 2 people
- Look for the notification when it's your turn
- Unmute yourself (you will not be on camera)
- First, state your full name and physical address
- You will have 3 minutes to speak, after which you will be muted



Court reporter is present to transcribe public comments.

Ways to comment

1. Comment today during this meeting

A court reporter is transcribing comments given verbally today.
This session is being recorded.

2. Submit via online form by June 2, 2022 by 4:30 pm PST

www.desmoineswa.gov/zenithEIS

3. Mail your comments (postmarked) by June 2, 2022

City of Des Moines
LUA2019-0032
21630 11th Ave S, Ste D
Des Moines, WA 98198

Today's Agenda

Time	Item	Speaker
6 p.m.	Technology Overview Agenda Review Introductions	Colleen Toomey, Facilitator, S&A
6:10 p.m.	Welcome remarks	Denise Lathrop, SEPA Official, City of Des Moines
6:15 p.m.	EIS Scoping Overview <ul style="list-style-type: none">• Project context• EIS process overview	Nicole Lobodzinski, ESA Pamela Xander, ESA
6:30 p.m.	Public Comment Overview	Colleen Toomey, Facilitator, S&A
6:35 p.m.	Public Comment Session	Interested participants
8:25 p.m.	Next Steps and Adjourn	Colleen Toomey, Facilitator, S&A

Public comment

- Raise your hand
- We will call your name and the next 2 people
- Look for the notification when it's your turn
- Unmute yourself
(you will not be on camera)
- First, state your full name and physical address
- You will have 3 minutes to speak, after which you will be muted

03:00

Court reporter is present
to transcribe public comments.

Today's Agenda

Time	Item	Speaker
6 p.m.	Technology Overview Agenda Review Introductions	Colleen Toomey, Facilitator, S&A
6:10 p.m.	Welcome remarks	Denise Lathrop, SEPA Official, City of Des Moines
6:15 p.m.	EIS Scoping Overview <ul style="list-style-type: none">• Project context• EIS process overview	Nicole Lobodzinski, ESA Pamela Xander, ESA
6:30 p.m.	Public Comment Overview	Colleen Toomey, Facilitator, S&A
6:35 p.m.	Public Comment Session	Interested participants
8:25 p.m.	Next Steps and Adjourn	Colleen Toomey, Facilitator, S&A

Thank you!

Other ways to comment

Submit via online form by June 2, 2022 by 4:30 pm PST

www.desmoineswa.gov/zenithEIS

Mail your comments (postmarked) by June 2, 2022:

City of Des Moines

LUA2019-0032

21630 11th Ave S, Ste D

Des Moines, WA 98198

Break

We have concluded the oral comments thus far in the meeting.

We are taking a 10-minute break and will return to continue taking comments.

We will continue accepting comments through 8:30 p.m.

www.desmoineswa.gov/zenithEIS

