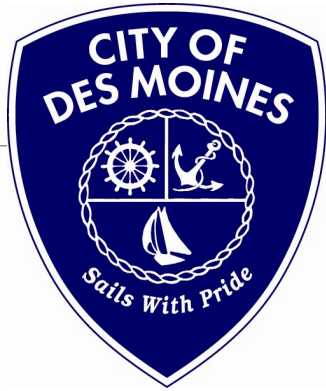


All attendees are muted, with video off.
This meeting is being recorded



Welcome

Zenith Properties Building Demolition Application
(LUA2019-0032)

Environmental Impact Statement (EIS)

Draft EIS Public Meeting

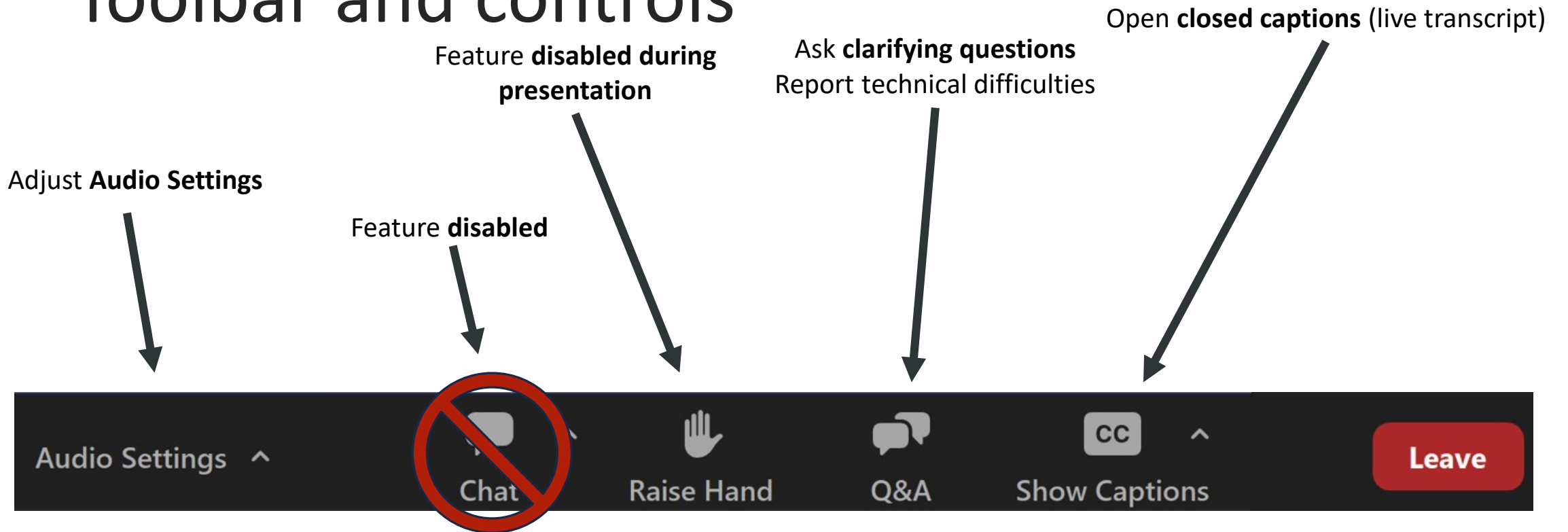
January 31, 2024

6:00 p.m.



How to participate in the meeting

Toolbar and controls



Other ways to join

By phone

253-215-8782

Webinar ID: 897 9481 2381

Draft EIS 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) Environmental Impact Statement (EIS).

Meeting goals

- Share information about Zenith's application, SEPA EIS process, and upcoming milestones.
- Provide meaningful opportunity to comment virtually on the Draft EIS as legally required by EIS process.

Ways to comment

1. Comment today during this meeting

- A court reporter is transcribing comments given verbally today. This session is being recorded.
- You may provide one comment during this meeting.

2. Submit via online form by March 8, at 4:30 p.m. PST
www.desmoineswa.gov/zenithEIS

3. Mail your comments (postmarked) by March 8, 2024

City of Des Moines

Attn: SEPA Official (LUA2019-0032)

21630 11th Ave S, Suite D

Des Moines, WA 98198

If you are not on the list (or unsure) and would like to provide public comment, write your first and last name in the Q&A now.



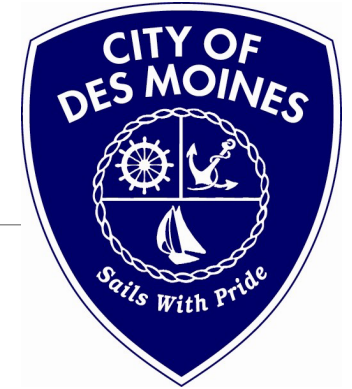
Today's Agenda

Time	Item	Speaker
6 p.m.	Technology Overview Agenda Review Introductions	Kristin Anderson, Facilitator, S&A
6:10 p.m.	Welcome remarks	Denise Lathrop, SEPA Official, City of Des Moines
6:15 p.m.	Project context EIS process overview Draft EIS overview	Pamela Xander, ESA Nicole Lobodzinski, ESA
6:30 p.m.	Public Comment Overview	Kristin Anderson, Facilitator, S&A
6:35 p.m.	Public Comment Session	All participants
	Next Steps and Adjourn <i>*Meeting will adjourn when the last comment is made</i>	Kristin Anderson, Facilitator, S&A

Welcome

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

City of Des Moines



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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

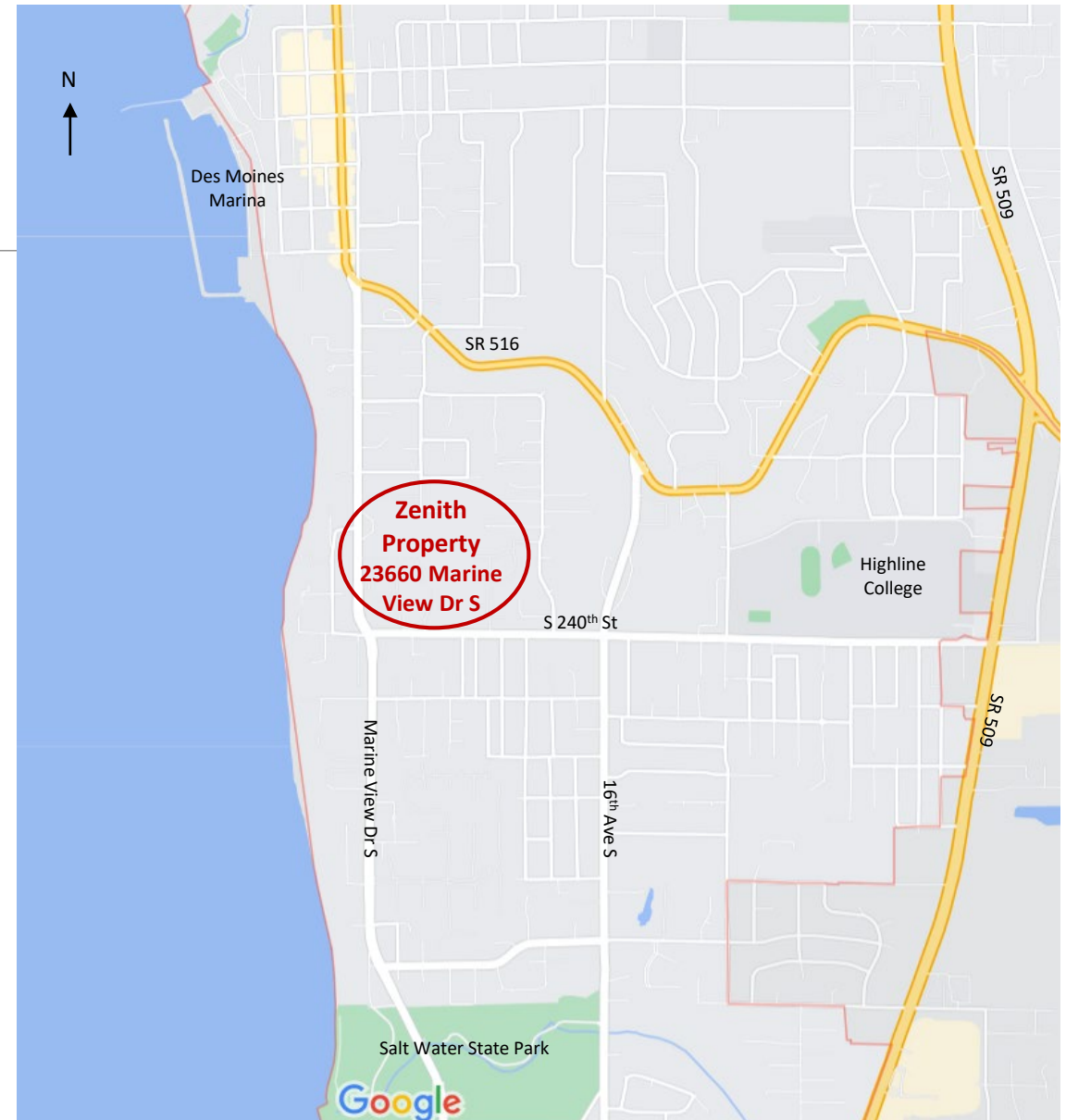
Overview

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. Property removed at the request of Zenith in 2022.
- In 2014, building became eligible to be added to the National Register of Historic Places.



Copyright Douglas H. Orton

Applicant objectives

- Demolish the existing structures on the Property.
- Remove on-site unsafe conditions/potential hazards due to existing structural conditions.
- Prevent further trespassing 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)

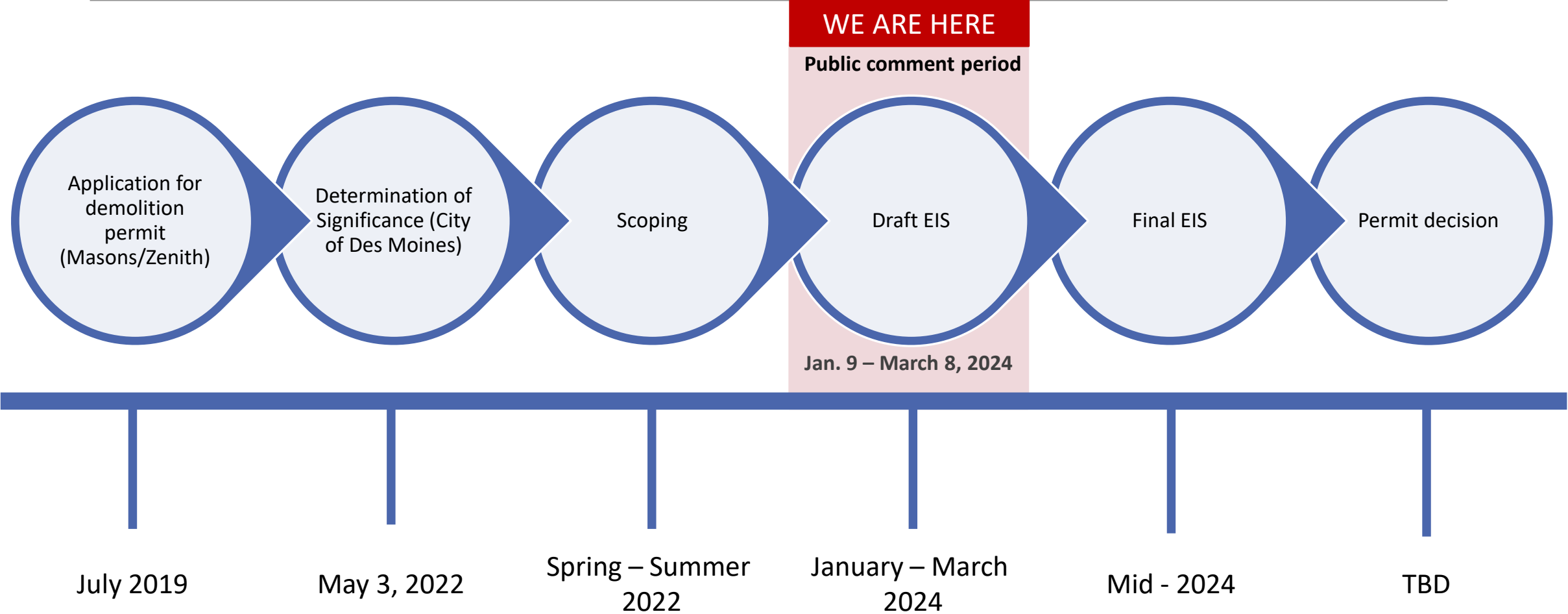
- Helps agency decision-makers, applicants, and the public understand how a proposal would affect the environment.
- City of Des Moines is lead agency - they will make the decision regarding Zenith's demolition permit application.
- An Environmental Impact Statement (EIS) is required when the lead agency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



Draft EIS overview

Contents in the Draft EIS:

- Analysis of alternatives
- Descriptions of potential adverse environmental impacts of each alternative
- Potential mitigation measures to reduce adverse impacts

Alternatives

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

Tips for commenting on the Draft EIS

You are invited to comment on:

- Alternatives
- Potential impacts and mitigation
- Permits/approvals that should be required

Quick Break

We will begin accepting public comments in just a moment.

03:00

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Ground rules

Acceptable behavior

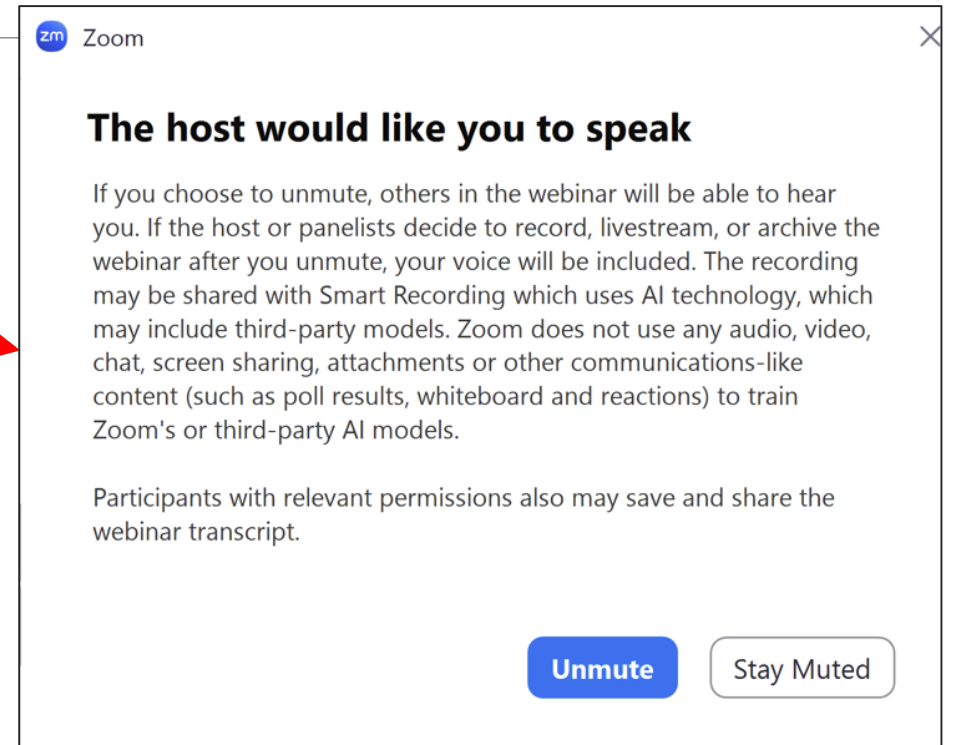
- Use welcoming and inclusive language
- Be respectful of different viewpoints and experiences
- Try to frame comments positively

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

- 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
- You may provide one comment during this meeting.



**Court reporter is present
to transcribe public comments.**

Other ways to comment

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Public comment

Steps to provide comment:

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Thank you!

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Conclusion

We have concluded the oral comments for the meeting.

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