



ENVIRONMENTAL CHECKLIST

Fee: _____

File No. _____

Receipt #: _____

Date Received: _____

A. BACKGROUND

1. Name of proposed project, if applicable:

Zenith EIS

2. Name of applicant:

Zenith Properties LLC

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

Applicant:

Dennis Rattie
Zenith Properties LLC
1302 Puyallup St, Suite A
Sumner, WA 98390
Phone: (206) 233-9600

Agent/Contact:

Dan Balmelli
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue S.
Kent, WA 98032
Phone: (425) 251-6222

4. Date checklist prepared:

July 7, 2019; Revised August 6, 2020, Revised April 18, 2022

5. Agency requesting checklist:

City of Des Moines

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

Demolition work is intended to occur once demolition permits are issued by the City of Des Moines and is anticipated to require approximately three months for completion.

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

No future additions, expansions, or further activity related to this project are proposed at this time.

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

An Asbestos and Lead Survey Report, has been prepared by Prezant Associates, Inc., dated March 13, 2003.

Asbestos Northwest, LLC has prepared an Asbestos Survey Report, dated October 21, 2019.

A Lead Paint Inspection has been prepared by NVL Laboratories, dated November 12, 2019

A Technical Information Report (TIR) and SEPA Demolition Plan has been prepared by Barghausen Consulting Engineers, dated August 5, 2020.

A Fence Plan has been prepared by Barghausen Consulting Engineers, dated July 20, 2020.

A Historic Resource Report has been prepared by David Peterson, Historic Resource Consulting, dated May 27, 2020

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.

Not to our knowledge.

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

- City of Des Moines Demolition Permits
- *City of Des Moines Right-of-way Permit*
- *City of Des Moines Grading Permit*
- City of Des Moines SEPA Environmental Determination
- Highline Water District Utility Capping Permit (if required)
- Midway Sewer District Utility Capping Permit (if required)
- Puget Sound Clean Air Agency (PSCAA) Asbestos/Demolition Notification

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 proposal includes the demolition of an existing vacant building (approximately 129,000 SF), an existing vacant infirmary wing of the building (approximately 19,000 SF), an existing vacant residential structure (approximately 4,500 SF) at the southeast corner of the site, two existing vacant maintenance buildings (one approximately 2,500 SF and the other approximately 2,500 SF), the onsite water tower, and the fountain and associated landscape features. All of these structures will be demolished and foundations removed. Additional work will include removing existing utilities and capping at the property line, including existing water, sewer and gas. All structures are located on a single tax parcel comprising approximately 27 acres.

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.

The proposed project is located at 23660 Marine View Drive, in the City of Des Moines, Washington and is comprised of a single existing tax parcel (King County APN 1722049023). The site is located at the northeast corner of the South 240th Street and Marine View Drive South intersection, in the southeast quarter of Section 17, Township 22 North, Range 4 East.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Slightly Sloped

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

The site is generally slightly sloped downward from the east to the west. The steepest slope on site is approximately 8-10%.

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.

According to the United States Department of Agriculture Natural Resources Conservation Service's web based Soil Survey Mapping system, the site is underlain by 92.6% Alderwood Gravelly sandy loam, 0 to 8 percent slopes, and 7.4% Alderwood gravelly sandy loam, 8 to -15 percent slopes.

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

There are no indications of unstable soils on site or in the immediate vicinity.

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

Basement areas will be backfilled with bulk fill material following demolition.

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

Erosion is not anticipated to occur in conjunction with this demolition project since very little site disturbance will occur with the demolition project. Potential soil disruption could be caused by heavy equipment during building

demolition. However best construction management practices will be conducted to limit soil disruption.

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

Less than 10% of the site will be covered by impervious surfaces after demolition of the existing structures. No new impervious area is proposed as part of this project.

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

Potential soil disruption could be caused by heavy equipment during building demolition. Best construction management practices will be conducted to limit soil disruption. No additional measures are proposed since erosion is not anticipated to occur in conjunction with this demolition project and no earth work is proposed.

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.

Prior to demolition of the existing structures, all asbestos containing materials and painted surfaces with detectable levels of lead additive will be isolated and removed pursuant to an abatement plan to be prepared by a Certified Asbestos and Lead Project Designer in accordance with Washington State Department of Labor and Industries and PSCAA regulations.

During demolition, normal emissions from construction equipment will occur on site. Also, dust may be generated during the demolition process depending on weather conditions.

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

No off-site sources of emissions are known that will affect this project.

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

All asbestos containing materials and painted surfaces with detectable levels of lead additive will be isolated and removed pursuant to an abatement plan to be prepared by a Certified Asbestos and Lead Project Designer in accordance with Washington State Department of Labor and Industries and PSCAA regulations. Specific measures to isolate, handle, and dispose of the contaminated materials will be outlined within the plan.

Dust produced by demolition activities during periods of dry weather will be reduced by spraying water onto the structures. Soils transported out of the demolition area by construction vehicles and/or heavy equipment may be minimized by the use of a temporary construction entrance and wheel washing.

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.

The Puget Sound lies approximately 750 feet to the west of the subject property.

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.

No.

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.

No.

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

No, the site is not located within a 100-year floodplain, according to the FEMA FIRM Flood Rate Insurance Map No. 53033C0964F.

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.

No. The proposal does not involve any discharge of waste materials to surface waters.

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.

No ground water will be withdrawn as part of this proposal. If demolition activity is conducted during the dry summer months, it is possible that water may be used to control dust into the air. It is possible some water may reach the groundwater, however, it is expected to be minimal.

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.

No waste material will be discharged into the ground from septic tanks or other sources as part of this proposal.

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.

No additional stormwater runoff is expected to occur along with this proposal. Stormwater from the site will continue to flow to the Puget Sound via closed conveyance pipes.

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

Waste materials are not expected to enter ground or surface waters as part of this demolition project.

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

No specific measures are proposed at this time.

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

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

No significant vegetation will be removed as part of this project. It is possible some minor vegetation will be removed adjacent to the buildings. However, impacts to existing vegetation is anticipated to be minor.

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

None to our knowledge.

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

No new landscaping is proposed.

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 to our knowledge.

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

The Puget Sound area lies within the Pacific Flyway, a known route for migratory birds.

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

None are proposed as part of this demolition project.

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.

No energy sources will be required or are proposed as part of this demolition project.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. Removal of the existing structures is not expected to impact the use of solar energy by adjacent properties.

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:

No energy conservation features are proposed as part of this demolition project.

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.

According to the Asbestos and Lead Survey Reports included with this checklist, asbestos containing materials and detectable levels of lead in painted surfaces have been identified to exist within the structures to be demolished. These elements could present a hazard for workers and the environment during demolition. However, special recommendations to eliminate these hazards to worker and environmental health are outlined in the Reports.

1) Describe special emergency services that might be required.

No special emergency services are expected to be required as part of this demolition project.

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

Prior to demolition of the existing structures, all asbestos containing materials and painted surfaces with detectable levels of lead additive will be isolated and removed pursuant to an abatement plan to be prepared by a Certified Asbestos and Lead Project Designer in accordance with Washington State Department of Labor and Industries and PSCAA regulations, and approved by the City of Des Moines. Specific measures to isolate, handle, and dispose of the contaminated materials will be outlined within the plan.

b. Noise

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

The site is located near the Seattle-Tacoma International Airport. Noise from overhead planes will likely present the greatest noise impacts. Normal vehicular noise from adjacent streets will continue to exist in the area after demolition of the buildings.

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.

On a short-term basis, normal noise from demolition equipment will occur during the approximate hours between 6:00 a.m. to 8:00 p.m. during weekdays and 9:00 a.m. to 9:00 p.m. on weekends.

Long-term noise impacts are not anticipated to be generated once the building are demolished.

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

No long-term measures are proposed as part of this demolition project.

8. Land and shoreline use

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

The site currently contains the vacant structures described in A. 11 above. Existing uses to the east, west and south include single-family residences. The adjacent property to the north is developed with the Judson Park Caldwell Health Center.

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

Not to our knowledge.

c. Describe any structures on the site.

Existing unoccupied structures include a main building (approximately 129,000 SF), an existing vacant single-story infirmary wing on the building (approximately 19,000 SF), an existing vacant residential structure (approximately 4,500 SF) at the southeast corner of the site, two existing maintenance buildings (one approximately 2,500 SF and the other approximately 2,500SF), and an onsite water tower.

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

Yes, all of the above structures will be demolished as part of this proposal.

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

The site is currently zoned Institutional Campus.

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

The Comprehensive Plan Map designation for this site is Institutional Campus.

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

Not applicable.

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

Not to our knowledge.

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

No people would work in the completed project following demolition of the structures.

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

None. Due to fire and life safety concerns, the main building and hospital wing buildings to be demolished are lacking Occupancy permits.

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

No measures are proposed.

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

The proposal will comply with all current building and municipal codes as required by the City of Des Moines and State of Washington.

9. Housing

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

No new housing units will be provided as part of this proposal.

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:

No measures are proposed as part of this demolition project.

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?

Not applicable. No new structures are proposed as part of this project.

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

No views would be obstructed as part of this project.

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

No measures are proposed.

11. Light and glare

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

The proposal is not expected to produce new light or glare.

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

Light or glare from the finished demolition is not expected to be a safety hazard or interfere with views since no structures or reflective surfaces will be present.

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:

No measures are proposed.

12. Recreation

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

The Puget Sound is located to the west of the subject property and provides marine recreational opportunities.

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

No existing recreational uses will be displaced as part of this project.

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

No new measures are proposed.

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.

A historic resources report was prepared for the property at the request of the City of Des Moines Development Services Department, and is included as part of this application. This report was prepared by David Peterson Historic Resource Consulting and is dated May 27, 2020.

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

As indicated in 13(a) above, a historical resource report was prepared to examine the existing structures for historic and cultural significance.

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

The existing buildings are proposed to be demolished as part of this project.

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.

The site is served directly by three driveways. Two driveways connect directly to Marine View Drive S. on the west and a third connects directly to S. 240th Street to the south. No modifications or new access points are proposed as part of this application. Fencing, where none exists, will be installed around the subject property and security gates will be installed to allow police and fire access to the property.

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

The site is served by King County Metro bus service via the 166 bus route along Marine View Drive South.

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

No new parking spaces are proposed.

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).

None are proposed.

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

No.

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

No new trips are proposed.

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

None are proposed.

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.

The proposal is not expected to result in an increased need for public services since the existing buildings will be demolished.

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

No measures are proposed.

16. Utilities


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.

No new utilities are proposed as part of this project. Existing utilities will be removed and capped at the property line.

C SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 05/02/2022

ADMINISTRATION ONLY:

Administrative review by: _____

Title: _____

Date: _____

