

## MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Description of proposal:** Construction of a 402,380 square-foot industrial building and related civil improvements on 21 acres of a 30-acre site. Access is proposed from S. 216th St. and 20th Ave. S. The project proposes to fill 11,938 square feet of wetlands and reroute a Type Ns stream, and to provide the associated mitigation. A new trail will be constructed to connect trail systems currently in place.

**Proponent:** Panattoni Development Corporation

**Location of proposal, including street address, if any:** North and west of the 20<sup>th</sup> Ave. S. and S. 216<sup>th</sup> St intersection on King County parcels 0922049042 and 0922049303

**Project File No:** LUA2022-0044

**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. The terms of the mitigation are established in Exhibit 1 attached to this decision.

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 25 days from the date below\*. Written comments concerning the MDNS may be submitted to the Des Moines Community Development Department, located at 21630 11<sup>th</sup> Avenue South, Suite D, Des Moines, WA 98198, by **July 23, 2024**. Comments should discuss specific environmental issues associated with this proposal and identify how the MDNS does or does not address those issues.

**Responsible Official:**

Laura Techico, AICP

**Position/Title:**

Planning & Development Services Manager & Acting SEPA Official  
21650 11th Avenue South, Suite D  
Des Moines, WA 98198



**July 8, 2024\***

(Date)

(Signature)

**Project Contact:**

Jason Woycke, AICP – Senior Planner  
Phone 206-870-6551; Email Address: [jwoycke@desmoineswa.gov](mailto:jwoycke@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 Mitigated Determination of Nonsignificance (MDNS) 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 **August 2, 2024**. Procedural determinations include the adequacy of the MDNS, 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.



## EXHIBIT 1

### LUA2022-0044 Mitigation Requirements

1. The project shall comply with all required state and federal permits.
2. The project shall comply with the City-approved Terra Associates *Geotechnical Report*, revised February 24, 2023.
3. The project shall comply with the City-approved Soundview Consultants *Conceptual Mitigation Plan*, revised March 2024, and *Arborist Report and Tree Retention Plan*, dated March 7, 2024.
  - a. The mitigation actions will require continued monitoring and maintenance to ensure the mitigation actions are successful. The wetland creation area and stream relocation shall be monitored for a period of 10 years, and the buffer enhancement, restoration, and creation actions shall be monitored for a period of 5 years with formal inspections by a qualified Project Scientist. Monitoring events shall be scheduled late in the first through final year's growing seasons (Years 1, 2, 3, 5, 7, and 10). Wetland delineation shall be conducted in Year 5 to assess adequate wetland creation areas and determine if any adaptive management of contingency measures are necessary in order to meet final mitigation goals, and a close-out wetland delineation shall also be conducted in Year 10. The maintenance/monitoring period shall begin upon completion of an as-built plan and certification from the Project Scientist certifying the mitigation was installed per the mitigation plan.
  - b. Per DMMC 16.10.330(1), a performance security is required to assure that all actions approved under this mitigation plan are satisfactorily completed in accordance with the mitigation plan, performance standards, and regulatory conditions of approval. The Applicant will provide a performance bond (prior to the issuance of any grading and building permits) and monitoring and maintenance bond following completion and inspection of the mitigation installation. A bond quantity worksheet shall be completed.
  - c. Per DMMC 16.10.320 and 17.35.190(2), the wetlands, streams, and required buffers shall be included in a separate easement or tract. The new environmentally critical areas easement or tract will impose upon all present and future owners and occupiers of the property to leave the areas permanently undisturbed. Signage and fencing shall be installed to ensure limited entry.
4. Per the Interlocal Agreement between the City of Des Moines and Port of Seattle that was executed in 2018 for the "Des Moines Creek – West" property, Section 3.3 of the Agreement states, "The Parties anticipate that the Port will dedicate an easement for the area of the trail to the City by the Port after the construction of the trail has been completed". The City will assume all maintenance and other ownership responsibilities of the trail only.
5. Ensure that the proposed detention pond will meet the standards in FAA Advisory Circular 150/5200-33C, 2.3.2 New Stormwater Management Facilities:

The FAA enforces that storm water management systems located within the separations identified in Paragraphs 1.2 through 1.4 be designed and operated so as not to create above-ground standing water. Stormwater detention ponds should be designed, engineered, constructed, and maintained for a maximum 48-hour detention period after the design storm and to remain completely dry between storms. To facilitate the control of hazardous wildlife, the FAA recommends the use of steep-sided, rip-rap or concrete lined, narrow, linear-shaped water detention basins. When it is not possible to place these ponds away from an airport's aircraft operations area (but still on airport property), airport operators may use physical barriers, such as bird balls, wire grids, floating covers, vegetation barriers (bottom liners), or netting, to prevent access of hazardous wildlife to open water and minimize aircraft-wildlife interactions. Caution is advised when nets or wire grids are used for deterring birds from attractants. Mesh

size should be < 5 cm (2") to avoid entangling and killing birds and should not be made of a monofilament material. Grids installed above and across water to deter hazardous birds (e.g., waterfowl, cormorants, etc.) are different than using a small mesh covering but also provides an effective deterrent. Grid material, size, pattern and height above water may differ on a case-by-case basis. When physical barriers are used, airport operators must evaluate their use and ensure they will not adversely affect water rescue. Before installing any physical barriers over detention ponds on Part 139 airports, a review by a Qualified Airport Wildlife Biologist should be conducted, prior to approval from the appropriate FAA Regional Airports Division Office. All vegetation in or around detention basins that provide food or cover for hazardous wildlife should be eliminated. If soil conditions and other requirements allow, the FAA encourages the use of underground storm water infiltration systems because they are less attractive to wildlife.

6. Per DMMC 18.35.070(8), in granting the Title 16 DMMC variance, the Hearing Examiner may prescribe appropriate conditions and safeguards in conformity with the provisions of the zoning ordinance or other land use regulatory ordinances as the City may adopt.

## ENVIRONMENTAL CHECKLIST

### *Purpose of checklist:*

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### *Instructions for Lead Agencies:*

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### *Use of checklist for nonproject proposals:*

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## A. BACKGROUND

1. Name of proposed project, if applicable:

Des Moines Creek Business Park West

PROJECT NO. LUA2022-0044

2. Name of applicant:

Panattoni Development Corporation

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

Len Psyk  
Panattoni Development Corporation  
1821 Dock Street, Suite 100  
Tacoma, WA 98402  
206-838-3847

Daniel K. Balmelli, P.E.  
Barghausen Consulting Engineers  
18215-72nd Avenue South  
Kent, WA 98032  
425-251-6222

4. Date checklist prepared:

September 14, 2022  
Revised December 28, 2022  
**Revised August 2, 2023**

5. Agency requesting checklist:

City of Des Moines

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

Construction to start **spring of 2024** or as soon as applicable permits are issued.

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 expansions or additions are proposed under this application.

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

Environment Checklist  
Geotechnical Engineering Report  
Traffic Impact Analysis Memo  
Arborist Report and Tree Retention Plan  
Wetland and Fish and Wildlife Habitat Restoration Plan and Report  
Biological Evaluation  
Conceptual Mitigation Plan  
Cultural Resources Assessment  
Stormwater Technical Information Report  
Stormwater Pollution Prevention Plan  
**Title 16 Variance for Stream Sidewall fill and relocation**

JARPA FORM WAS ALSO SUBMITTED

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 are known to exist to our knowledge.

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

- Master Plan Approval by City of Des Moines
- Environmental Determination by City of Des Moines
- Design Review Approval by City of Des Moines
- Critical Area Permit Approval by City of Des Moines
- Boundary Line Adjustment by City of Des Moines
- Building Permit by City of Des Moines
- Plumbing/Mechanical Permits by City of Des Moines
- Electrical Permit by Washington State Department of Labor and Industries
- Grade and Fill Permit by City of Des Moines
- Site Development Permit by City of Des Moines
- Water Line Extension by Highline Water District
- Sanitary Sewer Extension by Midway Sewer District
- NPDES Permit by Washington State Department of Ecology
- Forest Practice Permit by Washington State Department of Natural Resources
- Army Corps of Engineers Wetland Mitigation Plan Approval
- FAA Approval

A.K.A. SEPA DETERMINATION BY CITY OF DES MOINES

A.K.A. CIVIL REVIEW APPROVAL BY CITY OF DES MOINES

**Landscape Modification Request**

THIS REQUEST REVIEWED AS PART OF THE MASTER PLAN REVIEW

**Title 16 Stream Sidewall Variance Approval**

TITLE 16 DMMC VARIANCE FOR DEVELOPMENT WITHIN RAVINE SIDEWALLS

**Fish and Wildlife HPA permit for stream relocation**

ADDITIONALLY, A SHORT PLAT ALTERATION TO CITY OF DES MOINES SHORT PLAT  
LUA2013-0036 IS REQUIRED TO CONVEY OWNERSHIP OF TRACT C TO THE PORT OF SEATTLE

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. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project will construct an industrial warehouse use building totaling approximately **402,380 square feet** on approximately 20.6 acres of an approximate 29.67-acre site located at 1800 South 216th Street in the city of Des Moines, King County, Washington. Along with construction of the proposed building, the project will also include clearing and grading activities, paved parking and truck maneuvering areas, landscaping, stormwater facilities, water and sanitary sewer extensions, wetland and buffer mitigation, **stream relocation and mitigation** and franchise utility extensions. Access to the site will be via a proposed private access extension to 20th Avenue South and one driveway along S. 216th St. to the south of the site. Several existing wetlands are located on the site and appropriate mitigation will be provided for wetland and buffer impacts. A boundary line adjustment will be processed **to combine the lots of the proposed site development into one lot. A new paved pedestrian path will be extended through the site from South 216th Street connecting to existing pedestrian paths on the north and east sides of the site.**

NATIVE GROWTH PROTECTION EASEMENT(S) WILL BE ESTABLISHED TO PROTECT THE ENVIRONMENTALLY CRITICAL AREAS PURSUANT TO DMMC 16.10.320

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 site is located on the north side of South 216th Street to the west of 20th Avenue South and is within a portion of the northwest 1/4 of Section 9, Township 22 North, Range 4 East, W.M., City of Des Moines, King County Washington.

Site Address: 1800 South 216th Street  
Tax Parcel Numbers: 092204-9303  
092204-9042

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

Site consists of a slope that descends from east to the west.

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

The steepest slope on site is approximately 50 percent

- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Site soils consist of silty sand with gravel. See Geotechnical Engineering Report prepared by Terra Associates for additional information.

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

None are known to exist to our knowledge.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 181,650 cubic yards of cut and 198,450 cubic yards of fill material will be used to prepare the site for future building construction. Approximately 24,150 cubic yards of unsuitable fill material will be removed from the site. The source of new fill material is unknown at this time but will be from an approved source.

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

Depending on weather conditions at time of construction, erosion could occur as a result of construction activities.

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

Approximately 55 percent of the site will be impervious surface upon project completion.

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

A temporary erosion and sedimentation control plan will be designed to City of Des Moines standards and installed to control erosion impacts that may occur during construction.

### 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, emissions and minor dust from construction equipment would be present from approximately 7 am to 6 pm, Monday through Friday. Upon project completion, emissions from vehicular traffic to and from the site would be present daily.

SITE WORK TO  
COMPLY WITH  
KING COUNTY  
SURFACE WATER  
DESIGN MANUAL  
AND KING COUNTY  
STORMWATER  
POLLUTION  
PREVENTION  
MANUAL ADOPTED  
BY DMMC 11.08.060

DMMC 14.01.100 LIMITS  
"HOURS OF  
CONSTRUCTION" TO  
7:00 A.M. - 7:00 P.M.  
MONDAY - FRIDAY &  
8:00 A.M. - 5:00 P.M.  
SATURDAYS, SUNDAYS  
AND LEGAL HOLIDAYS

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

None are known to exist to our knowledge.

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

Construction equipment will comply with state emission standards. No other specific measures are proposed.

DUST CONTROL  
MEASURES SHALL  
BE USED

### 3. Water

- a. Surface Water:

- 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.

Four potentially regulated wetlands (Wetlands A – D) and two streams (Streams Y and Z) were identified onsite. In addition, a third stream (Des Moines Creek) was identified approximately 160 feet offsite to the north. Both onsite streams are hydrologically connected to Des Moines Creek, which ultimately discharges into Puget Sound. Wetlands A-C are classified as Category IV wetlands and Wetland D is classified as a Category III wetland with 5 habitat points. Additionally, per DMMC 16.10.140(3), Category IV wetlands under 1,000 square feet are exempt from local regulation when they are not part of a riparian corridor, are not part of a mosaic, and do not contain priority habitat.

- 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.

The proposed project required the total fill of the Wetland A (Category IV) and partial fill and indirect wetland impacts to Wetland C (Category IV) and Wetland D (Category III), as well as the total fill and relocation of Stream Y, and buffer impacts. Compensatory mitigation for the proposed wetland fill will be provided through onsite wetland creation and stream relocation. Buffer creation, restoration, and enhancement is proposed to mitigate for proposed buffer impacts.

- 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.

Approximately 815 cubic feet of fill material will be placed within Wetlands A, C, and D. All fill material and road surfacing will be sourced from upland areas onsite or from approved suppliers and will be free of pollutants and hazardous material. The final amount of fill material will be determined during the Final Mitigation Plan stage.

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

Stream Y will be filled, and the surface channel will be relocated in the northeast portion of the site. The proposed relocated channel will originate from the stormwater discharges to the east and Wetland C groundwater, flowing in a northerly direction, into Wetland D, where the channel will transition to sheet flow, and ultimately discharge into Des Moines Creek. However, in order to maintain the existing drainage patterns, some of the drainage flows from the stormwater to the east and Wetland C that currently feeds Stream Y will be piped in approximately the same alignment. These piped flows will enter into the same stormwater facilities as the current Stream Y alignment, and will ultimately discharge to Des Moines Creek via the same surface channel located approximately 800 feet to the northwest of the site.



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

The site is not located in a floodplain per FIRM map panel 53033C0966G, dated August 19, 2020.

- 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 waste materials will be discharged to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Unless dewatering is required during construction, no groundwater is anticipated to be withdrawn.

- 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 materials will be discharged to the ground.

SITE IS LOCATED IN  
A CLASS 1  
WELLHEAD  
PROTECTION ZONE.  
DEVELOPMENT TO  
COMPLY WITH  
DMMC 16.10.260

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.

The source of runoff will be rainfall from building roof top and asphalt/concrete paved areas. Stormwater will be collected via storm pipes and catch basins and routed to a proposed detention pond and water quality vault located on the west side of the site for detention and water quality treatment prior to release to the existing storm system.

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

No waste materials will enter ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The stormwater system is designed to discharge stormwater to maintain the natural drainage pattern.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The storm drainage system will be designed per City of Des Moines standards for Full Drainage Review to control runoff impacts from the proposed project.

**4. Plants**

a. Check the 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
- orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: non-native invasive and landscape species

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

Non-native invasive species such as Himalayan blackberry (*Rubus armeniacus*), reed canarygrass (*Phalaris arundinacea*) and English ivy (*Hedera helix*) will be removed from the site. Additional tree and shrub species that will be removed or altered to provide space for the commercial development include bigleaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), Douglas fir (*Pseudotsuga menziesii*), western red cedar (*Thuja plicata*), Oregon ash (*Fraxinus latifolia*), black locust (*Robinia pseudoacacia*), osoberry (*Oemleria cerasiformis*), and western sword fern (*Polystichum munitum*). Approximately 836,000 square feet of vegetation will be removed or altered on the site to provide space for the commercial development onsite.

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

There are no known threatened or endangered species known on or near the site.

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

Wetland creation, stream relocation, and buffer creation, enhancement, and restoration will occur onsite to mitigate the proposed impacts. Invasive species will be removed from these areas and native trees, shrubs and herbaceous plants will be installed to improve the quality and functions of the wetlands, streams, and surrounding habitat.

NATIVE GROWTH PROTECTION EASEMENT(S) WILL BE ESTABLISHED TO PROTECT THE ENVIRONMENTALLY CRITICAL AREAS PURSUANT TO DMMC 16.10.320

e. List all noxious weeds and invasive species known to be on or near the site.

Invasive species found onsite or adjacent to the site include Himalayan blackberry (*Rubus armeniacus*), reed canarygrass (*Phalaris arundinacea*), English ivy (*Hedera helix*), English hawthorn (*Crataegus monogyna*), and pale yellow iris (*Iris pseudacorus*).

**5. Animals**

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

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

Typical urban and disturbance tolerant birds and mammals are presumed to use the forested areas onsite.

STREAM Z IS CLASSIFIED AS TYPE NS AND DOES NOT HAVE THE POTENTIAL TO SUPPORT SALMONIDS USE

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

SEE ATTACHED CITY COMMENTS

According to the USFWS IPaC mapping database, marbled murrelet (*Brachyramphus marmoratus*), streaked horned lark (*Eremophila alpestris strigata*), yellow-billed cuckoo (*Coccyzus americanus*), and bull trout (*Salvelinus confluentus*) have the potential to occur on or within 300 feet of the subject property.

The regional landscape surrounding the subject property review area consists primarily of commercial, industrial, and residential development. Undeveloped forest patches are present in the vicinity of the site, but canopy cover is typically interrupted by developments and/or roadways. The nearby forests are predominantly deciduous, less than 200 acres in size, and generally less than 100 meters wide. No suitable breeding or foraging habitat for marbled murrelet or streaked horned lark occur onsite. No suitable breeding or foraging habitat for yellow-billed cuckoo is present onsite, but the offsite forested area surrounding Des Moines Creek may qualify as marginal habitat. However, it should be noted that 20 sightings of the yellow-billed cuckoo have been confirmed in Washington between the 1950s and 2017; none of these sightings were of breeding birds, 16 of these 20 confirmed sightings were east of the Cascades, and the sighted birds were likely vagrants or migrants (Wiles & Kalasz, 2017). Therefore, the presence of this species in the vicinity of the site is highly unlikely. Additionally, while no suitable habitat for bull trout occurs onsite, potential suitable habitat may exist within 300 feet of the subject property, in Des Moines Creek, although it should be noted that no presence or critical habitat is documented within the creek.

In addition, WDFW documents resident coastal cutthroat and the potential presence of Coho in offsite Des Moines Creek, and also indicates that the stream is gradient accessible to chinook, chum, and steelhead. WDFW PHS identifies offsite Des Moines Creek as an occurrence/migration area for resident coastal cutthroat trout. However, Des Moines Creek has confirmed degraded water quality due to the four designated Category 5 303d water quality listings including the high amounts of bacteria and copper, high water temperatures, and low levels of dissolved oxygen which are detrimental to fish.

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

SEE ATTACHED CITY COMMENTS

The site lies within the Pacific Flyway Migratory Route, which covers all of western Washington.

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

No wildlife measures are proposed.

- e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

NATIVE GROWTH  
PROTECTION  
EASEMENT(S) WILL  
BE ESTABLISHED  
TO PROTECT THE  
ENVIRONMENTALLY  
CRITICAL AREAS  
PURSUANT TO  
DMMC 16.10.320

## 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.

Natural gas will be used for heating and electricity will be used for lighting and overall energy needs.

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

It is not anticipated that the project would affect 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:

The project will be designed to comply with Washington State energy code requirements. No other specific measures are proposed.

## 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.

No.

- 1) Describe any known or possible contamination at the site from present or past uses.

None are known to exist to our knowledge.

- 2) Describe existing hazardous chemical/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity:

None are known to exist to our knowledge.

- 3) Describe any toxic or hazardous chemicals that might be store, used, or produced during the project's development of construction, or at any time during the operating life of the project.

During construction, chemical associated with construction activities would be present. The contractor will be responsible for a spill pollution and prevention plan throughout duration of construction. Upon project completion, it is not anticipated that hazardous chemicals would be present.

- 4) Describe special emergency services that might be required.

Other than police, fire and medical services already available in the area, no special emergency services are anticipated.

- 5) Proposed measures to reduce of control environmental health hazards, if any:

The contractor will implement spill pollution and prevention measures during construction. No other specific measures are proposed.

- b. Noise

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

Noise from traffic on area roadways and from industrial/warehouse facilities to the east would be present but would not be anticipated to affect the proposed project.

AIRPORT NOISE

- 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, noise from construction equipment would be present from approximately 6 am to 6 pm, Monday through Friday. Upon project completion, noise generated from traffic to and from the site would be present daily.

DMMC 14.01.100  
LIMITS "HOURS OF  
CONSTRUCTION" TO  
7:00 A.M. - 7:00 P.M.  
MONDAY - FRIDAY &  
8:00 A.M. - 5:00 P.M.  
SATURDAYS,  
SUNDAYS AND  
LEGAL HOLIDAYS

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

Construction equipment will be maintained and will comply with city noise ordinance. Perimeter landscaping will be installed to help contain noise generated as a result of the proposed development to within the site.

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is located in a mixed urban, residential, and industrial setting within the City of Des Moines. The site is undeveloped with the exception of a paved walking trail that runs south to north through the central portion of the site. The site is bound by undeveloped forest and recreation trails to the north, stormwater facilities associated with industrial development to the east, South 216th Street to the south, and a residential development to the west.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

To our knowledge the site has not been used as working farm or forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting.

There are no working farms or forest lands in the area.

- c. Describe any structures on the site.

There are no structures on the site.

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

No structures will be removed.

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

The current zoning is B-P (Business Park).

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

The current comprehensive plan designation is BP (Business Park).

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

The site is not located within a shoreline master program designation.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Per City of Des Moines information, critical areas on the site include Geological Hazard area, Erosion and Landslide Hazard area, Critical Aquifer Recharge area and wetlands. Per Wetland report prepared by Soundview, four potentially regulated wetlands (Wetlands A – D) and two streams (Streams Y and Z) were identified onsite. In addition, a second stream (Des Moines Creek) was identified approximately 160 feet offsite to the north. Additionally, one unregulated ditch and drainage were identified onsite.

A RAVINE SIDEWALL EXISTS ON-SITE AND HILLSIDES OF 15% AND GREATER EXIST IN VARIOUS LOCATIONS ON-SITE

- i. Approximately how many people would reside or work in the completed project?  
Approximately 200 to 400 persons are anticipated to work at the proposed facility.
- j. Approximately how many people would the completed project displace?  
No persons will be displaced.
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
No specific measures are proposed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
The proposed warehouse/industrial use is permitted in the zoning designation and will be designed and constructed to meet City of Des Moines requirements.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
No specific measures are proposed.

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
N/A
- c. Proposed measures to reduce or control housing impacts, if any:  
N/A

**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?  
The tallest height of the proposed building is 47-foot. Painted concrete tilt-up construction along with glass and metal accents are the principal building materials.
- b. What views in the immediate vicinity would be altered or obstructed?  
Some view for adjacent properties will be altered but no views are anticipated to be entirely obstructed.
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
The building will comply with City of Des Moines design standards and the installation of perimeter and interior landscaping will provide a visual buffer.

REVIEW FOR  
COMPLIANCE WITH  
DMMC 18.235  
DESIGN REVIEW  
AND DMMC 18.105  
B-P ZONE

## 11. Light and glare

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

Glare from building window glass could be present during daylight hours and light from building and parking lot lighting could be present during early morning and evening hours.

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

It is not anticipated that any light or glare produced by the proposed development would be a safety hazard. All parking lot lighting will be directed into the site.

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

Light from adjacent industrial developments would be present but would not be expected to affect the development.

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

Window glass will be non-glare and parking lot lighting will be shielded and directed towards the site. The use of permitter landscaping will also help to contain any light produced but the development.

## 12. Recreation

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

Two parks owned by the City of Des Moines are in the area, with one park adjacent to the north of the site.

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

No recreational uses will be displaced.

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

A new pedestrian trail will be constructed through the easterly portion of the site and will connect to the existing trails on the north, south and east.

## 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

There are several residential homes located adjacent to the site to the west constructed in 1961 and 1962. The Washington Information System for Architecture and Archeological Records Data (WISAARD) has determined that these homes are not eligible for inclusion in historic registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known to exist to our knowledge.



- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A search of the site using WISAARD was conducted.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No specific measures are proposed. If cultural artifacts are uncovered on the site during construction, the proper agencies will be notified.

AN INADVERTENT  
DISCOVERY PLAN  
SHALL BE  
PREPARED

#### 14. Transportation

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

Access to the site is proposed via a private drive from 20th Avenue South and **one full access driveway onto South 216th Street**. International Boulevard (SR99) is to the east of the site with access to I-5 and all major arterials.

THE DRIVEWAY  
ONTO S. 216TH ST.  
SHALL BE A  
PRIVATE DRIVEWAY

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. Public transit is available to the site with a stop along South 216th Street to the west of 20th Avenue South and an eastbound stop to the east of 20th Avenue South. The stops are served by King County Metro routes 156 and 635.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Approximately **316 vehicular parking stalls** and approximately **70 trailer parking stalls** are proposed. No parking will be eliminated.

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

A new private access extension will be constructed to 20th Avenue South. A new shared use trail will also be constructed from South 216th Street north through the site.

A SECOND PRIVATE  
ACCESS WILL BE  
CONSTRUCTED TO  
S. 216TH ST.

- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Based on the mix of uses being 75,000 square feet of manufacturing, 175,000 square feet of warehousing, and 151,422 square feet of High-Cube Transload and Short-term Storage the development will generate approximately 868 average daily trips with 93 AM peak-hour trips and 102 PM peak-hour trips. Additionally, truck trips will account for approximately 10% of the manufacturing trips, 27% of the warehousing trips and 16% of the High-Cube trips for an aggregated truck percentage of 16%. Data is from ITE Trip Generation 11th Edition and Truck Trips are from the ITE Journal March 2020.



- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

There are no working farm or forest lands on or near the site.

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

Roadway improvements and payment of traffic impact fees will control transportation impacts.

15. Public services

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

The project will increase the need for public services. Generally, police, fire and medical services would be required.

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

Roadway improvements, construction of new fire line and fire hydrants and payments of associated impacts fees will reduce impacts on public services that may result from the completed development.

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.

Electricity: Puget Sound Energy
Natural Gas: Puget Sound Energy
Water: Highline Water District
Sanitary Sewer: Midway Sewer District
Telephone: CenturyLink
Cable: Comcast
Refuse Service: Recology Services

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: Daniel K. Balmelli

Name of Signee: Daniel K. Balmelli, P.E.

Position and Agency/Organization: Executive Vice President, Barghausen Consulting Engineers

Date Submitted: September 14, 2022 / Revised December 28, 2022, Revised August 2, 2023

ADMINISTRATION ONLY:

Administrative review by: Jason Woycke, AICP

Title: Senior Planner

Date: May 2, 2024

# City of Des Moines



PLANNING, BUILDING AND PUBLIC WORKS  
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DES MOINES, WASHINGTON 98198-6398  
(206) 870-7576 FAX (206) 870-6544



## ADDITIONAL CITY OF DES MOINES SEPA CHECKLIST COMMENTS

### **B.5.b. List any threatened or endangered species known to be on or near the site.**

The following species are known to utilize the greater Des Moines Area:

Bald eagles have been known to utilize the Puget Sound area for foraging and roosting. There are bald eagle nesting sites in Des Moines. (City of Des Moines, 2005). However, there is no suitable marbled murrelet nesting habitat, coniferous forests, at or near the Marina District.

Bull trout and Chinook salmon use Puget Sound as part of their migratory corridor. Critical habitat for Chinook salmon extends from the Puget Sound shoreline out to the maximum depth of the photic zone. Bull trout critical habitat extends offshore to a depth of 10 meters. Both fish may use the areas near the mouth of Des Moines Creek, for foraging habitat (City of Des Moines, 2005). Pursuant to the City's 2006 Critical Area Inventory, portions of the Des Moines Creek provide fish habitat.

The presence of humpbacked whales within the vicinity of the project site is considered rare.

Stellar's sea lion are known to occur frequently within Puget Sound, but are typically found further north. There is no known marine mammal habitat within the Beach Park (City of Des Moines, 2005).

In late 2005, the distinct population segment of the Southern Resident killer whale (*Orcinus orca*), commonly referred to as Orcas, was listed as endangered under the Endangered Species Act. On November 28, 2006, the entire Puget Sound was designated as Critical Habitat for the Orcas (NOAA, 2006).

### **B.5.c. Is the site part of a migration route? If so, explain.**

Adult salmonids migrate through the Puget Sound adjacent to Beach Park and then into Des Moines Creek. Juvenile anadromous salmonids migrate from spawning areas within Des Moines Creek then to the Puget Sound.

The Puget Sound is also a migratory route for several other species, including the humpbacked whale, orcas, and bull trout. These species are not known to reside or forage within the Des Moines Creek. The City of Des Moines is also located in the Pacific Flyway used by migratory birds.