

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The City proposes to adopt a Housing Action Plan pursuant to the Revised Code of Washington 36.70A.600. The goal of the Housing Action Plan is to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market. The Housing Action Plan provides guidance to the City on specific actions and initiatives to undertake in order to meet Des Moines' housing need.

Proponent: City of Des Moines

Location of proposal, including street address, if any: City Wide

Project File No: LUA2023-0011

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.

Written comments concerning the DNS may be submitted to the Des Moines Planning, Building, and Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., 05/26/2023. Comments should discuss specific environmental issues associated with this proposal and identify how the DNS does or does not address those issues.

Responsible Official:

Denise E. Lathrop, AICP

Position/Title:

Community Development Director
21650 11th Avenue South, Suite D
Des Moines, WA 98198

5/12/2023

(Date)



(Signature)

Project Lead Contact:

Denise Lathrop, Community Development Director; Phone 206-870-6563

Email Address: dlathrop@desmoineswa.gov

AGENCY APPEAL

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal with the Des Moines City Clerk. Such appeal must be filed within ten (10) days of the date this Determination of Nonsignificance (DNS) is final and shall be consistent with all provisions of sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. The last date for filing such an appeal as to this proposal will be 4:30 p.m. on 6/5/2023. Procedural determinations include the adequacy of the DNS, whether proper notice has been given, and whether the commenting period has been observed. The pendency of a procedural appeal shall stay any action on a permit/approval until a final determination on the appeal is issued by the Hearing Examiner; except if the City Council is required to issue the determination of the underlying permit/approval. In such cases, the City Council will issue the final determination of the appeal concurrently with its determination on the underlying permit/approval.

SEPA 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:

City of Des Moines Housing Action Plan (HAP)

2. Name of applicant:

City of Des Moines.

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

Applicant:

Denise E. Lathrop, AICP
Community Development Director
City of Des Moines
Community Development Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198
Phone: (206) 870-6563
dlathrop@desmoineswa.gov

Contact:

Wayne E. Carlson, FAICP, LEED AP
Principal, AHBL, Inc.
1200 6th Ave #1620
Seattle, WA 98101
Phone: (206) 658-2674
wecarlson@ahbl.com

4. Date checklist prepared:

May 1, 2023

5. Agency requesting checklist:

City of Des Moines Community Development Department

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

The City Council will consider the draft HAP, solicit feedback through a public hearing, revise as needed, and make a decision on adoption of the final HAP in June 2023.

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

Yes, the Des Moines HAP includes strategies and actions for the City to implement to increase the housing supply, expand diversity in housing types, and improve access to opportunities to secure and retain affordable housing. The HAP will be a key component of the periodic update to the Des Moines Comprehensive Plan, which is anticipated to be adopted in December 2024. The Comprehensive Plan periodic update will also include environmental review and a public hearing by the City Council.

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

A Housing Needs Assessment (HNA) was prepared by ECONorthwest dated November 2022. The HNA is included within the HAP as an appendix.

- 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.**

There are no known applications pending for government approval that would affect the proposal.

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

Des Moines City Council approval is needed.

- 11. Give a 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 City of Des Moines is proposing the adoption of a Housing Action Plan (HAP) developed per the requirements of HB 1923. The HAP is a strategic roadmap for Des Moines to follow toward furthering its housing goals. The HAP will provide clear actions that the City can implement with the purpose of promoting greater diversity in types of housing available and more affordable housing to residents of all incomes in Des Moines. Goals and strategies of the HAP were developed based on results of the Housing Needs Assessment (HNA) prepared by ECONorthwest, which identified Des Moines' current and anticipated future housing needs, and a robust public engagement process in which Des Moines communities were given the opportunity and encouraged to provide input expressing their housing needs and desires in a variety of ways and languages at several locations and events throughout the City. The Des Moines City Council is the legislative body with the final local decision making authority for the local adoption of the HAP. City Council will review the draft HAP, solicit public input, make changes as desired, and locally adopt the final HAP in June 2023.

- 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 HAP will apply to the City of Des Moines.

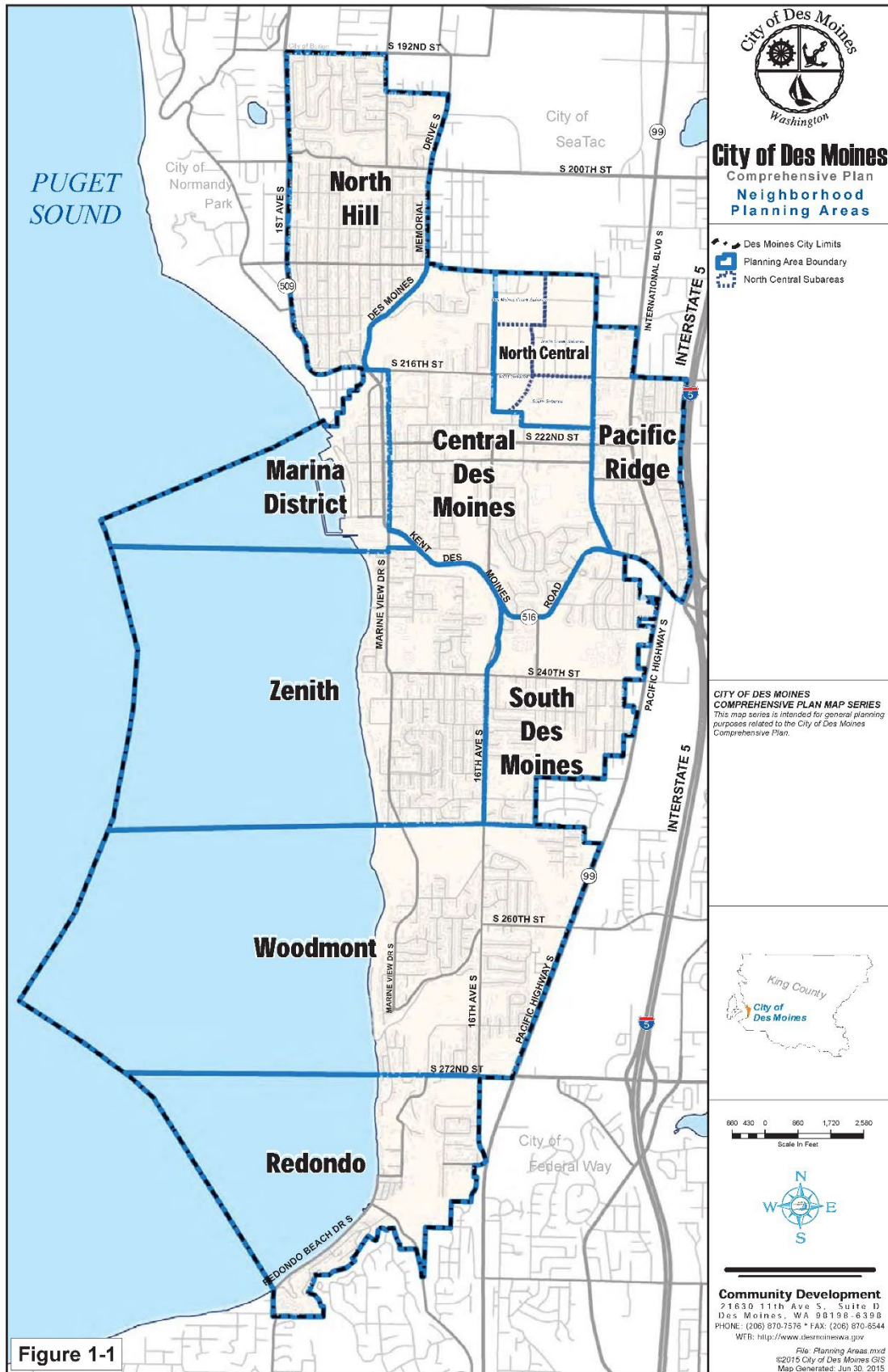


Exhibit A – City of Des Moines Planning Areas Map

B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235.3.b.

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.



Type name of signee: Wayne E. Carlson

Position and agency/organization: Consulting Planner

Date submitted: May 8, 2023

D. Supplemental sheet for nonproject actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The adoption of the Des Moines HAP will not result in an increase to discharge to water, emissions to air, or the production, storage, or release of toxic or hazardous substances or noise. The proposed HAP will serve the City as a guide to address current housing issues and accommodate future growth, the latter of which could mean more residential construction potentially resulting an increase in emissions to air, however; the proposal will not change the regulations currently in place to avoid and/or mitigate the potential negative impacts that could occur from construction and any development projects will be subject to regulations in place, including environmental review, at the time of application.

- **Proposed measures to avoid or reduce such increases are:**

No measures proposed as the proposal is not anticipated to impact emissions.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The adoption of the Des Moines HAP will not affect plants, animals, fish, or marine life. All existing measures to protect plants, animals, fish, and marine life (such as the Critical Areas Ordinance, the Shoreline Master Program, stormwater standards, and tree retention requirements) will remain in effect and will apply to any future development proposals that may result from the adoption of the HAP.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

No measures proposed as the proposal is not anticipated to impact plants and animals.

3. How would the proposal be likely to deplete energy or natural resources?

The adoption of the Des Moines HAP will not result in the depletion of energy or natural resources. The HAP could increase demand for energy or natural resources with the additional of more housing units, however; any development projects will be subject to regulations and requirements in place at the time of application, including those that protect natural resources and encourage energy conservation.

- **Proposed measures to protect or conserve energy and natural resources are:**

No measures proposed as the proposal is not anticipated to impact energy conservation or natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The adoption of the Des Moines HAP will not affect environmentally sensitive area or areas designated for governmental protection. All existing measures to protect environmentally sensitive or culturally significant areas (such as the Critical Areas Ordinance, the Shoreline Master Program, Flood Hazard regulations, and Historic Preservation regulations) will remain in effect and will apply to any future development proposals that may result from the adoption of the HAP.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

No measures proposed as the HAP adoption is not anticipated to result in any negative impacts to such resources.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The adoption of the Des Moines HAP will not affect land and shoreline use or encourage land or shoreline uses that are incompatible with existing plans. All existing measures to protect shorelines and regulate land use (such as the Shoreline Master Program and zoning regulations) will remain in effect and will apply to any future development proposals that may result from the adoption of the HAP.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

No measures proposed as shoreline and land use are not anticipated to be negatively impacted as a result of this proposal.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Adoption of the HAP will not directly increase demands on transportation, public services, and utilities, however; if actions that increase the housing supply to accommodate for anticipated growth

are implemented, demands on public infrastructure and services will naturally increase.

- **Proposed measures to reduce or respond to such demand(s) are:**
Residential development will be concentrated around existing infrastructure and public services designed and planned to support such demands.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Adoption of the HAP will not conflict with local, state, or federal laws or requirements for the protection for the environment. The HAP will comply with recent amendments to the Growth Management Act (RCW 36.70A.600) and aligned with the City's adopted Comprehensive Plan.