

A. BACKGROUND

1. Name of proposed project, if applicable:

905 Main Street Building

2. Name of applicant:

Justin Jones and Joleen Peterson (Jones)

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

Joleen Peterson, PO Box 2066, Sumner, WA 98390

4. Date checklist prepared:

July 21, 2017

5. Agency requesting checklist:

City of Sumner

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

The building construction is planned to begin in early 2018, with construction completion in September 2018.

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

None.

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

None known.

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 known.

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

The site currently consists of two parcels, a lot combination/boundary line adjustment will be required to combine the two parcels. For construction, the proposal will require a civil permit for site grading and utilities, as well as a building permit.

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 proposal includes the construction of an approximately 4,900 SF multi-use building, including ground-floor restaurant/retail use and second floor office use. Other improvements on-site include a paved area on the north side of the building and trash/recycling enclosure.

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 proposal site is located at 905 Main Street in Sumner, Washington and is currently two parcels (Parcel A and Parcel B), as follows:

Parcel A - Tax Parcel Number 7985000210

Legal Description:

**LOT 20 BLOCK A, SUMNER, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 68, IN PIERCE COUNTY, WASHINGTON.
EXCEPT THE EAST 72 FEET THEREOF
AND EXCEPT ANY PORTION IN MAIN STREET.
AND EXCEPT ANY PORTION, IN ANY, LYING IN RAILROAD AVENUE.
SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.**

Parcel B - Tax Parcel Number 7985000200

Legal Description:

**WEST 26.43 FEET OF THE EAST 72 FEET OF LOT 20, BLOCK A, SUMNER, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS, AT PAGE 68 IN PIERCE COUNTY, WASHINGTON.
EXCEPT AT NORTHWESTERLY 10 FEET THEREOF.
AND EXCEPT MN PORTION THEREOF LYING WITHIN MAIN STREET.
SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON**

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (bold one): **Flat**, rolling, hilly, steep slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)?

The proposal site is flat.

- 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.

A geotechnical investigation performed in June 2017 identified the soil on-site as a layer of fill above loose to medium dense silty sand (alluvium).

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

No known indication or history of unstable soils in the immediate vicinity.

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

The proposal will include up to 200 CY of earthwork, including cut and fill on-site. This is to construct the foundation system to support the building. Any fill will come from an approved source.

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

As with all construction sites, there is a risk of erosion if proper erosion control methods are not followed.

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

The proposal will be approximately 99-percent impervious after building construction, including building, paving and sidewalk areas. Some planters will provide plantings on-site.

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

The project proponent will prepare and implement a construction stormwater pollution prevention plan (CSWPPP) per Washington State Department of Ecology requirements and a Temporary Erosion and Sediment Control (TESC) per Sumner city code. The plans will identify Best Management Practices (BMPs) to minimize stormwater flows, prevent soil erosion, capture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources.

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.

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Construction will temporarily increase dust and vehicle emissions near the construction area. After construction, there will be vehicle emissions associated with the proposal uses.

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

There are no known off-site sources of emissions or odor that would affect this proposal.

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

Mitigation may include using Best Management Practices (BMPs) to control dust and vehicle emissions near the construction area. These BMPs can include fitting construction vehicles with emission control devices and limiting idling equipment. Dust emissions will be reduced during construction through the use of spray water, as necessary, during dry weather conditions.

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.

There are no surface water bodies in the immediate vicinity of the site.

- 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.

Not applicable.

- 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.

Not applicable.

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

No surface water withdrawals or diversions are proposed.

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

The proposal is not within a 100-year floodplain.

- 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 discharge of waste materials to surface waters is proposed.

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 groundwater withdrawal or discharge is associated with this proposal.

- 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.

The proposal does not include the discharge of waste materials into the ground from septic tanks or other sources. The proposal will be served by the City of Sumner public sanitary sewer system.

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 current stormwater surface flow to the north to the city conveyance system in the alley will be maintained. Stormwater runoff from the roof drains will have the ability to either infiltrate in a dry well on the north side of the property, or be conveyed to the city conveyance system in Main Street.

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

It is not anticipated that waste materials will enter ground or surface waters associated with this proposal. As with all projects, there is a possibility of waste materials entering ground or surface waters during construction.

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

The proposal will comply with all applicable requirements of the Drainage Design & Erosion Control Manual and applicable stormwater manual. During construction, contractors will be required to have a Spill Prevention Control and Countermeasure Plans and a Stormwater Pollution Prevention Plan (SWPPP) in place.

4. Plants

- a. Bold 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

There is minimal grass growing within the gravel area of the site.

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

The minimal grass will be removed with site excavation/grading activities.

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

None known.

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

The proposal includes landscaping in planters along the southwest side of the building. The proposed plantings include deciduous vines and evergreen shrubs.

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: skunk, opossum, squirrel, fish: bass, salmon, trout, herring, shellfish, other: _____

None known.

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

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

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

The proposal site is likely within a migration route as most of Western Washington is generally located in the Pacific Flyway for migratory waterfowl.

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

As there is no known wildlife on the proposal site, no preservation measures are proposed.

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.

The proposed building will require electricity and natural gas energy for heating/cooling associated with office/commercial and retail use.

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

The proposal will not affect the potential use of solar energy by adjacent properties. The proposal will not produce shadows over 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 proposal includes several energy conservation features including the use of LED lighting, sustainable or renewable materials and the purchase of local building materials to limit truck transit, where practicable.

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 environmental health hazards are anticipated or known on-site.

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

No special emergency services are required or proposed.

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

No measures are proposed as no known health hazards are associated with the proposal.

b. Noise

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

Existing noise in the proposal vicinity includes freight and passenger trains along the railway approximately __ feet from the proposed building, as well

as typical traffic noise associated with Main Street.

- 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.

During construction, the site will produce temporary construction noise. Long-term noise associated with the proposal will include typical vehicle noise from office and retail/restaurant uses.

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

During construction, motorized construction equipment will be properly fitted with mufflers to reduce engine noise associated with short-term construction noise. No long-term mitigation is proposed as vehicle noise is typical of any development. The buildings' usage will omit typical noise levels associated with office and retail uses.

8. Land and Shoreline Use

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

The proposal site is vacant land. Adjacent property uses includes retail and residential (apartment) uses.

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

The site was likely used for agriculture before Main Street development in the early 1900's.

- c. Describe any structures on the site.

There are no structures on-site.

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

Not applicable.

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

The proposal site is zoning Commercial and is within the Central Business District.

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

The latest Sumner Comprehensive Plan designates the proposal site as Central Business District.

- 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.

No, the site has not been classified as an environmentally sensitive area.

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

The proposal will have ground-floor retail/restaurant space and approximately five employees on shift simultaneously. The second floor, a professional office, will accommodate up to 12 office employees. No residences are associated with this proposal.

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

None.

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

Not applicable.

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

The proposal is compatible with existing uses in the Central Business District and in alignment with the City of Sumner's Comprehensive Plan.

9. Housing

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

None.

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

Not applicable.

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

Not applicable.

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 proposed building is approximately 24 feet tall.

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

No views in the immediate vicinity will be altered or obstructed.

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

The building design includes the use of high quality building materials, including brick along Main Street and other design elements to complement adjacent buildings downtown.

11. Light and Glare

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

Light associated with the proposal will be typical lighting associated with retail/restaurant and office use. Three exterior lights on the building face along the west side of the building will illuminate a mural on the façade. The lighting will be cast downward, pointing toward the building wall, and not create glare for vehicle drivers or train operators. Proposed lighting on the north side of the building will illuminate the exterior refuse/service doors and provide added security. In addition, a pole-mounted area light in the north asphalt area will provide safety lighting and deter vandalism.

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

No, the lighting will not pose a safety hazard or interfere with views.

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

There is an existing street light in the sidewalk on the south side of the proposed building, along Main Street. The light from the fixture will provide lighting at the doorways and will not negatively impact the proposal.

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

No mitigation is proposed as no impacts are anticipated.

12. Recreation

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

Heritage Park is across Main Street from the proposal site. Retail shopping and community events, including fairs and parades run along Main Street.

- 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:

Not applicable.

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.

According to the Washington State Department of Archaeology and Historic Preservation online database, there are no places or objects of historic preservation on or near the site.

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

Not applicable.

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

Not applicable.

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 proposal site is accessed from Main Street on the south. A public alley connects to the BNSF Railway Company's right-of-way on the west side of the site.

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

The site is 0.2-mile (approximately 1,000 feet) from the Sound Transit Commuter Rail Station, with bus and train service to cities both north and south of Sumner.

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

The proposal is not creating any parking spaces as none are required for the zoning and usage of the site.

- 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).

The proposal will not require new roads or improve existing roads.

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

The proposal is in the immediate vicinity of the railway, which lies directly west of the site. The Sound Transit Commuter Rail Station lies 0.2-mile or 1,000 feet from the site and provides commuter trains to Western Washington cities extending from Olympia to Everett.

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

According to the City of Sumner's 2017 traffic impact trip rate schedule, the second-floor office space would create approximately four PM peak hour trips. The ground-floor restaurant space (evaluated as high-turnover restaurant) would create approximately 12 PM peak hour trips.

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

The tenant of the office space encourages employees to use public transit, which is accessible just one block from the proposal site at the Sound Transit Commuter Rail (and bus) Station. In addition, bicycle parking will be provided on the west side of the building to encourage patrons of the restaurant to use alternative modes of transportation.

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 does not create an increased need for public services.

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

Not applicable.

16. Utilities

- a. Bold 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.

The proposal site is currently vacant with utilities services adjacent to or nearby the site. The proposal will connect to the public water and sanitary sewer systems in Main Street; electricity and natural gas from Puget Sound Energy, as well as Murrey's Disposal for refuse services.

C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non- significance that it might issue in reliance upon this checklist.

Signature:

Joleen Peterson

Name:

Joleen Peterson

Date Submitted:

7/26/17