



**CITY HALL**

1104 Maple Street • Sumner, Washington 98390-1423  
253.863.8300 • Fax: 253.863.2850 • www.ci.sumner.wa.us

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE**

Description of proposal: Construct a 148 acre industrial park including approximately three million square feet of industrial, office and support space to be phased over four to ten years.

Proponent: Knapp Development

Project Number: LU2000-4

Location of Proposal: Generally located west of the Stuck River, east of the Union Pacific railroad tracks, and south of 16th Street East within the City of Sumner, WA. The southern boundary is located approximately 1,300 feet south of 24th Street East. (Parcel Nos. 0420122001, 009, 014, 001, 012, 013, 014, 015, 016, 017, 0420123058, 059, 051, 052, 060, 0420124000.

Lead Agency: City of Sumner

The lead agency for this proposal has determined that it 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.

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Leonard Bauer


Position/Title: Director of Community Development

Phone: (253) 863-8300

Address: 1104 Maple Street, Sumner, WA 98390

Date: July 7, 2000

Signature:

  
Leonard Bauer

Published: July 13, 2000

City of Sumner

SEPA MITIGATION MEASURES

<b>Project Number:</b>	LU2000-4
<b>Project Description:</b>	Construct a 148 acre industrial park including approximately three million square feet of industrial, office and support space to be phased over four to ten years.
<b>Project Location:</b>	Generally located west of the Stuck River, east of the Union Pacific railroad tracks, and south of 16th Street East within the City of Sumner, WA. The southern boundary is located approximately 1,300 feet south of 24th Street East. (Parcel Nos. 0420122001, 009, 014, 001, 012, 013, 014, 015, 016, 017, 0420123058, 059, 051, 052, 060, 0420124000.
<b>Proponent:</b>	Knapp Development

STORMWATER

1. Live storm water storage will not be permitted within 200 feet of the Stuck River unless a minimum of a three (3) cell pond is constructed to the satisfaction of the City Engineer and the Washington Department of Fish and Wildlife (WDFW). The three cell pond shall be located so that the detention and settling ponds are located outside of the 200 feet setback as measured from the ordinary high water mark of the Stuck River. The third cell, containing detention storage only, may be located within the buffer if the resultant pond is naturally functioning as demonstrated in a revised habitat management plan.
2. The Applicant shall form a Storm Water Management Association responsible for maintaining the proposed storm water facilities.
  - a. The Applicant will transfer ownership of the proposed storm water facilities to the City after fifteen years from the time that the last certificate of occupancy has been issued by the City.
  - b. A City of Sumner Storm Water Maintenance Agreement shall be incorporated into the Storm Water Management Association document and shall include the maintenance of storm water quality control devices and conveyance systems of each individual parcel of the proposed development. The City will enter into an agreement with the Applicant identifying the appropriate level of participation by the City in the Storm Water Management Association. Maintenance of the third cell, as described in No. one (1) above, shall be limited to only extreme and infrequent cases where the effective functioning of the entire storm water system is jeopardized.

## STREETS

3. The Applicant shall design and install a new traffic signal at the intersection of 24th Street East and 140th Avenue East to the specifications and satisfaction of the City Engineer when the Applicant's forthcoming warrant studies indicate a need for said signal. The Applicant shall provide the City a traffic signal warrant study for review when Applicant requests a Temporary Certificate of Occupancy for each incremental 400,000 square feet of building space.
4. The Applicant shall submit a design for review and approval by the City Engineer to construct interim improvements within the existing right-of-way to improve the turning radius at the northeast corner of the intersection of 24th Street East and 136<sup>th</sup> Avenue East to provide for the safe turning movement of tractor-trailer vehicles around said corner.
5. The Applicant shall:
  - a. Improve 16th Street East roadway, within the existing right-of-way, between the west boundary of the proposal to 136th Avenue East (Valentine Avenue) to a standard to effectively withstand anticipated truck traffic, including haul trucks for the required fill material, for a minimum of five years from the date the improvements are completed, and;
  - b. Construct 138th Avenue East roadway between 24th Street East and the existing Puget Power easement to City of Sumner half street standards with cooperation from the property owner to the west.
  - c. Reserve right-of-way sufficient for a half street for 138th Avenue East between the Puget Power easement and 16th Street East.
  - d. The Applicant shall reserve a 60 foot wide corridor for a future 20th Street East roadway between the proposed 140th Avenue East and the undeveloped parcel to the east. The Applicant is not responsible for any future construction costs of said street. The property will be reserved for future right of way at the time the undeveloped parcel to the east develops. The corridor property shall be provided to the adjacent property at fair market value.
6. The proposed driveway on 142nd Avenue East for the proposed building "Q", as indicated on the attached exhibit, located at the southeast corner of the intersection of 24th Street East and 142nd Avenue East, may be restricted to right-in, right-out access only in the future as deemed necessary by the City Engineer.
7. The Applicant shall construct all streets in accordance with the attached street cross section exhibits for:
  - a. 16th Street East, west of the northwest corner of the proposal;
  - b. 16th Street East, east of the northwest corner of the proposal;

- c. 24th Street East, east of 142nd Avenue East (shall be constructed with an approved temporary emergency vehicle turn around at such time when a building permit for Building "Q" is requested.);
- d. 138th Avenue East
- e. 140th Avenue East.

Phase one construction, as indicated on the attached exhibit, shall include item 7e onsite, and all off-site improvements as contained in item Nos. 4 and 5a above. The balance of the street improvements, as contained in item Nos. 5b and 7b-d above, shall be completed concurrent with any associated fill and grade activity upstream and adjacent to the associated site as deemed necessary by the City Engineer.

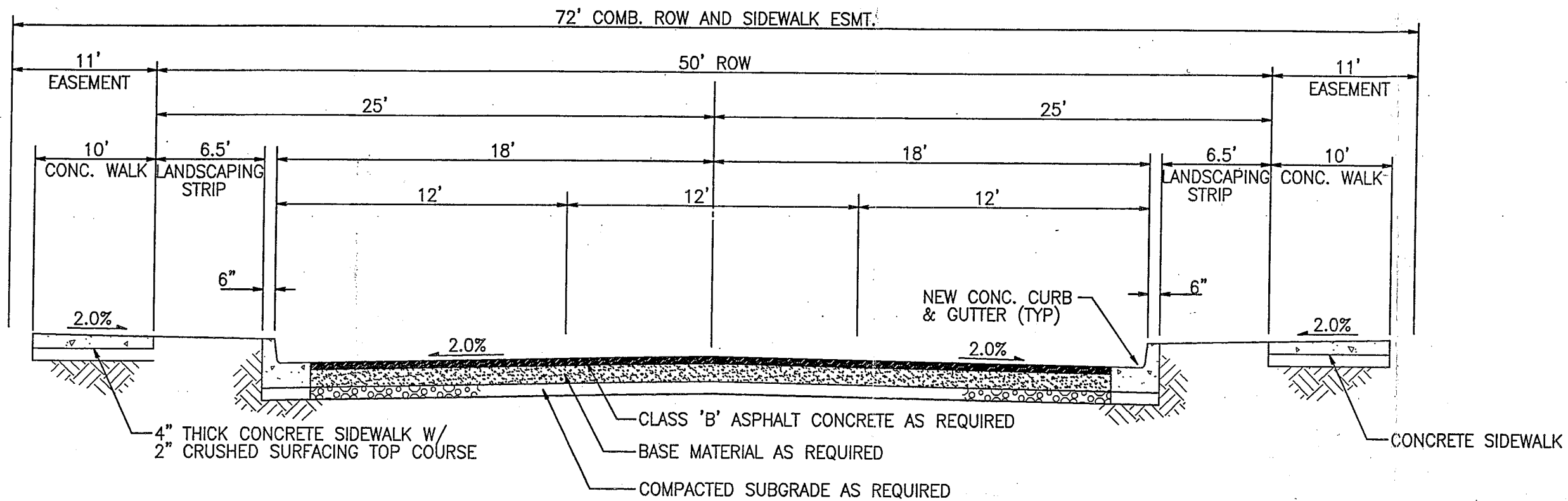
- 8. The Applicant shall sign a "No Protest Agreement" if Local Improvement District (LID) No. 67 changes or dissolves to include improvements to 24th Street East and 136th Avenue East.
- 9. The Applicant shall provide the City with a signed "No Protest Local Improvement District (LID)" agreement for the future grade separation of the UPRR crossing and 24th Street East.

#### **IMPACT FEES**

- 10. The Applicant shall contribute fire, park, and trail mitigation fees consistent with City of Sumner Ordinance No. 1911 at the time of building permit issuance.

#### **ENVIRONMENTAL HABITAT**

- 11. The Applicant shall protect the riparian buffer consistent with an approved habitat management plan by:
  - a. Dedicating the buffer property to the City of Sumner, or;
  - b. Providing a public or private land trust dedication, or;
  - c. Providing a permanent protective easement recorded with the Pierce County Assessor's office, or;
  - d. Other measures as approved by the Community Development Director.



**140TH AVE. E. CROSS SECTION**

NOT TO SCALE

PW DEPT  
 APPROVED FOR CROSS SECTION  
 ONLY. PAVEMENT DESIGN  
 REQUIRED  
 7/3/00 *[Signature]*

No.	Date	By	Appr.

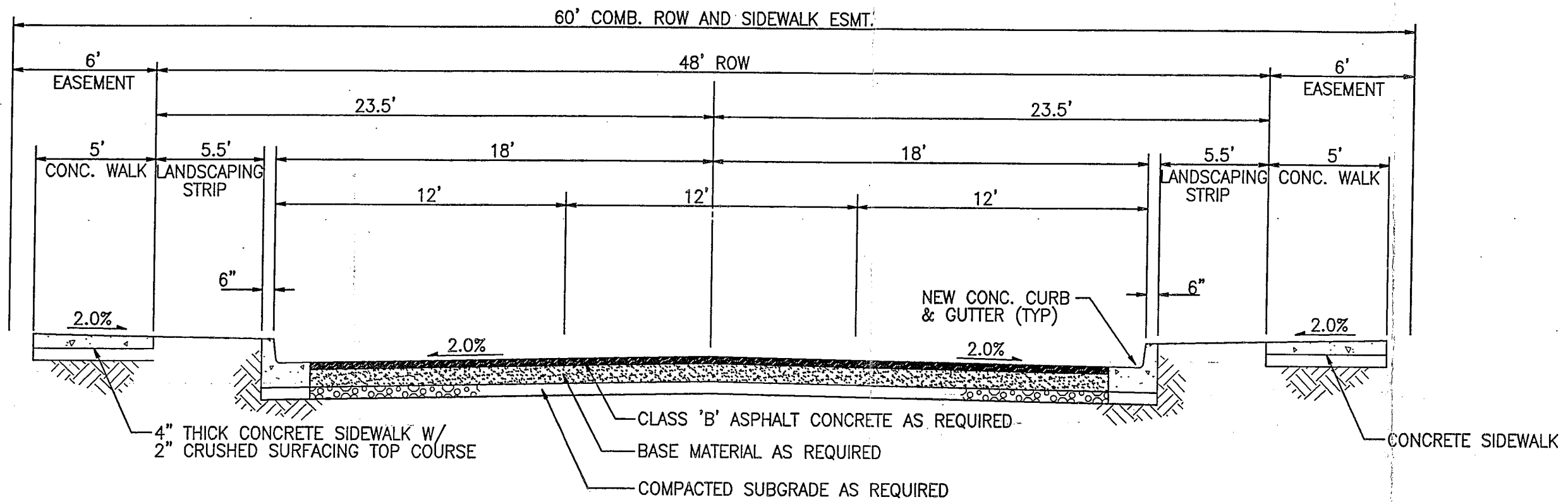
**Title:** 140TH AVE. E. CROSS SECTION  
**For:** SUMNER CORPORATE PARK  
**For:** KNAPP DEVELOPMENT  
**TED KNAPP**

Scale:	Horizontal	Vertical
	N/A	N/A
Designed	JGH	
Drawn	JGH	
Checked	JGH	
Approved	DKB	
Date	6/9/00	

18215 72ND AVENUE SOUTH  
 KENT, WA 98032  
 (425)251-6222  
 (425)251-8782 FAX  
 CIVIL ENGINEERING, LAND PLANNING,  
 SURVEYING, ENVIRONMENTAL SERVICES



Job Number: 7143  
 Sheet: 1 of 5



### 138TH AVE. E. CROSS SECTION

NOT TO SCALE

P.W. DEPT  
APPROVED FOR CROSS SECTION  
ONLY. PAVEMENT DESIGN  
REQUIRED

7/3/00 *[Signature]*

No.	Date	By	Chd.	Appr.	Revision

**Title:** 138TH AVE. E. CROSS SECTION  
SUMNER CORPORATE PARK

**For:** KNAPP DEVELOPMENT  
TED KNAPP

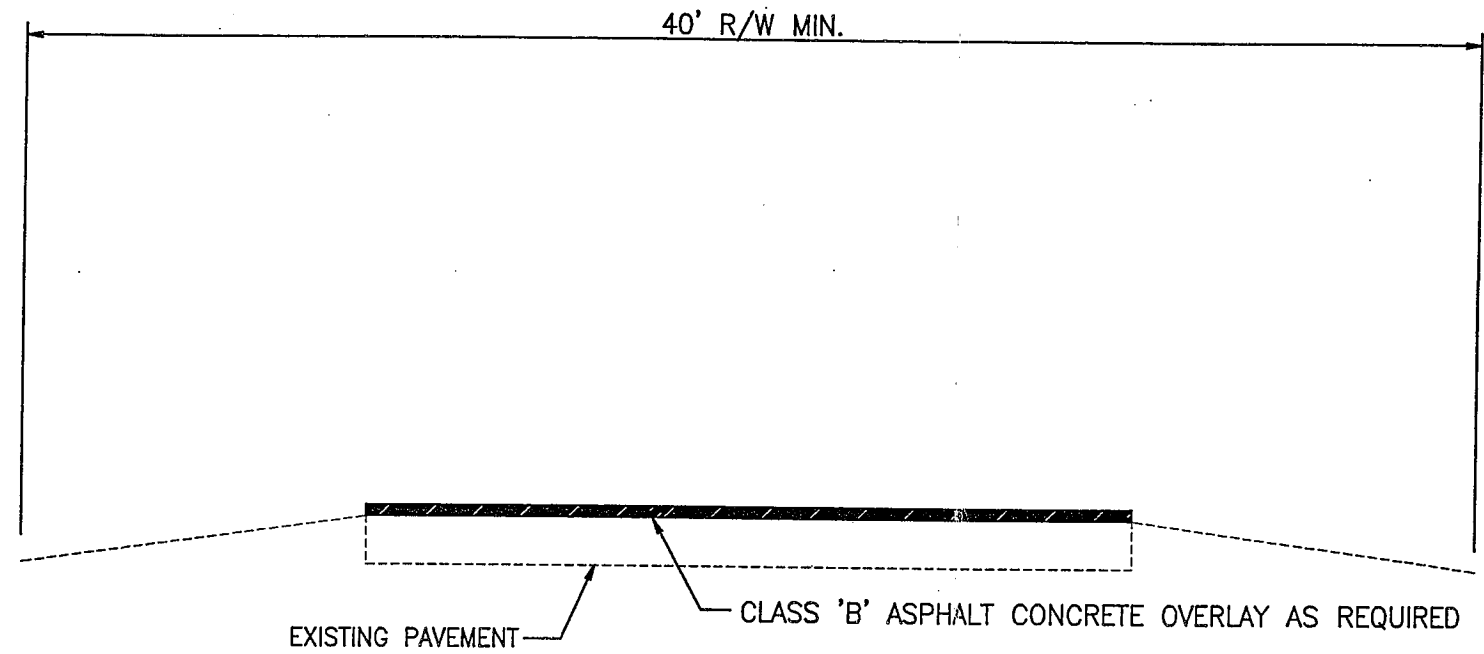
Designed	JGH	Drawn	JGH	Checked	JGH	Approved	DKB	Date	6/9/00
Scale:	Horizontal	N/A	Vertical	N/A					

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Job Number  
7143

Sheet  
2 of 5

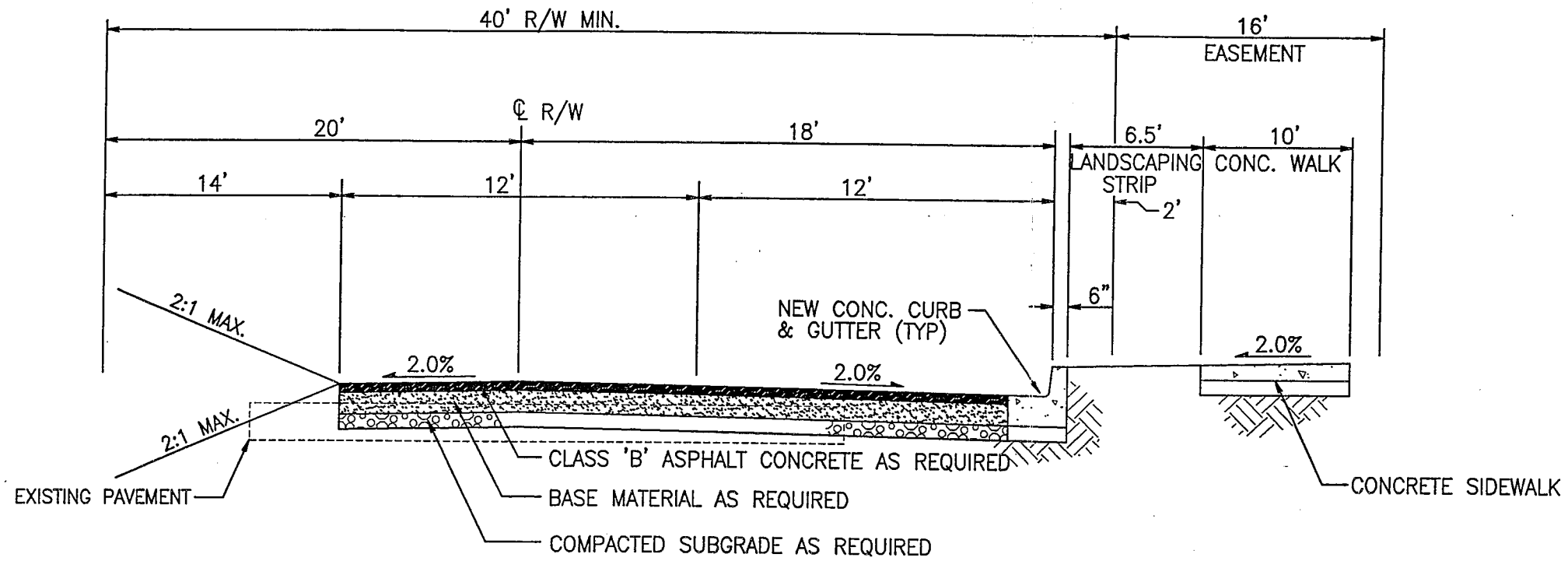


**16TH ST. E. CROSS SECTION (WEST PORTION)**

NOT TO SCALE

P.W. DEPT  
 APPROVED FOR CROSS SECTION  
 ONLY. PAVEMENT DESIGN  
 REQUIRED  
 7/3/00 *[Signature]*

No.	Date	By	Ckd.	Appr.	Revision
<b>Title:</b> 16TH ST. E. CROSS SECTION SUMNER CORPORATE PARK					
<b>For:</b> KNAPP DEVELOPMENT TED KNAPP					
<b>Scale:</b> Horizontal N/A Vertical N/A		<b>Designed</b> JGH <b>Drawn</b> JGH <b>Checked</b> JGH <b>Approved</b> DKB <b>Date</b> 6/9/00			
18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES					
Job Number	7143				
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**16TH ST. E. CROSS SECTION (EAST PORTION)**

NOT TO SCALE

P.W. DEPT  
 APPROVED FOR CROSS SECTION  
 ONLY. PAVEMENT DESIGN  
 REQUIRED  
 7/3/00 *[Signature]*

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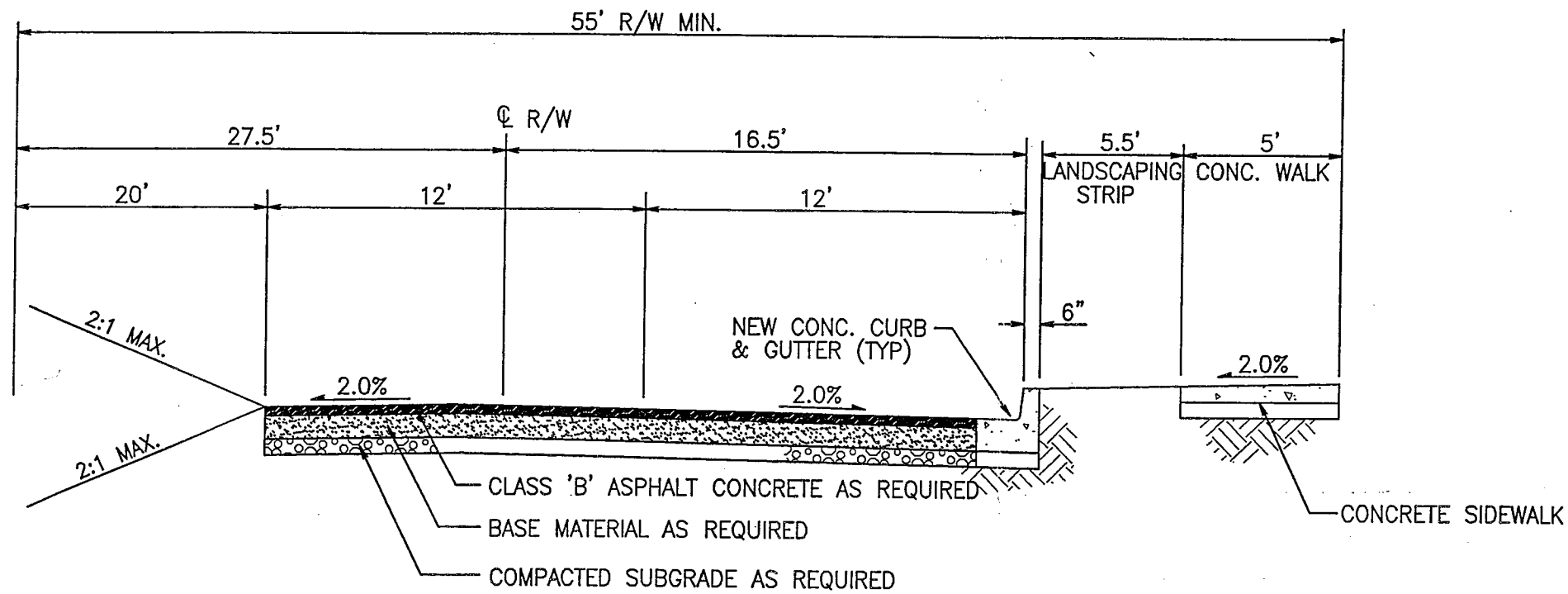
Job Number  
**7143**  
 Sheet  
**4** of **5**

Designed JGH  
 Drawn JGH  
 Checked JGH  
 Approved DKB  
 Date 6/9/00

Scaler:  
 Horizontal N/A  
 Vertical N/A

No.	Date	By	Ckd.	Appr.	Revision
<b>Title:</b> 16TH ST. E. CROSS SECTION SUMNER CORPORATE PARK					
<b>For:</b> KNAPP DEVELOPMENT TED KNAPP					






**24TH ST. E. CROSS SECTION**

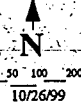
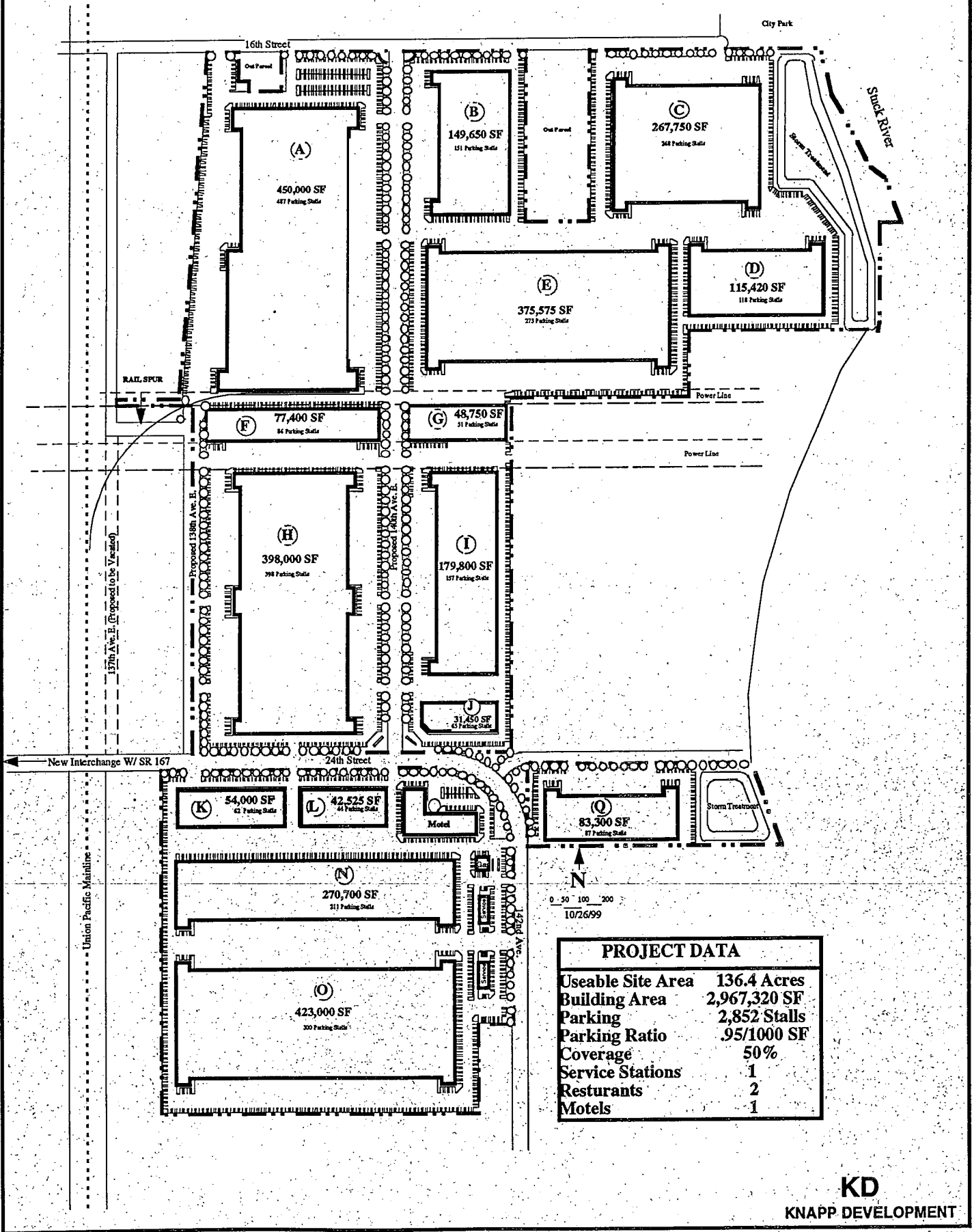
NOT TO SCALE

PW DEPT  
 APPROVED FOR CROSS SECTION  
 ONLY. PAVEMENT DESIGN REQUIRED  
 7/3/00 *[Signature]*

Revision		No.	Date	By	Ckd.	Appr.
<b>Title:</b> 24TH ST. E. CROSS SECTION SUMNER CORPORATE PARK						
<b>For:</b> KNAPP DEVELOPMENT TED KNAPP						
Scales:		Horizontal				
		N/A				
Scales:		Vertical				
		N/A				
Designed	JGH					
Drawn	JGH					
Checked	JGH					
Approved	DKB					
Date	6/9/00					
18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES						
						
Job Number	7143					
Sheet						
	5	of 5				

# SUMNER CORPORATE PARK

## CONCEPTUAL MASTER PLAN



PROJECT DATA	
Useable Site Area	136.4 Acres
Building Area	2,967,320 SF
Parking	2,852 Stalls
Parking Ratio	.95/1000 SF
Coverage	50%
Service Stations	1
Restaurants	2
Motels	1

**KD**  
KNAPP DEVELOPMENT

# SUMNER CORPORATE PARK PHASING

