

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: [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Washington Market Flats

2. Name of applicant: [\[help\]](#)

Washington Market L.L.C

3. Address and phone number of applicant and contact person: [\[help\]](#)

601 Union Street, Suite 3500 Seattle WA 98101

4. Date checklist prepared: [\[help\]](#)

3/22/18

5. Agency requesting checklist: [\[help\]](#)

City of Sumner

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Site Development in June 2018, Construction July 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Geotechnical report by Earth Solutions Northwest

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. [\[help\]](#)

None known

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

[\[help\]](#)

From City of Sumner: SEPA Approval, Design Review Approval, Site Development Permit, Building Permit, and Boundary Line Adjustment

Additional Approvals: NPDES

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.) [\[help\]](#) *The project consists of 108 mixed use apartments and approx.. 1,600 SF of retail space to be constructed on 3.4 acres. There will be 7 buildings with a small amount of community space.*

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. [\[help\]](#)

The project is located on the corner Main St and Graham St in Sumner, WA. The address is 15301 West Main Street and consist of five parcels (No's 152019-7003, -7004, -7022)

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Less than 2%

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. [\[help\]](#)

silty sand, gravel, and silty gravel w/ sand, silt and peat (typical soils found in the Sumner Valley)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None Indicated

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. [\[help\]](#)

Minimal grading will occur. No material will be imported or exported from the site other than unusable non-structural soils excavated under buildings and/or utility systems. At this time, we quantities of unusable materials is unknown, however it could range to up to 5,000 cubic yards

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

Not likely. All grading and construction activity will be construction in conformance with an approved Temporary Erosion and Sediment Control Plan and will utilize acceptable best management practices to control potential erosion.

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

The site will contain approximately 3-acres of impervious. The site was originally 3.4 acres of impervious prior to demolition in anticipation of development.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best management practices including temporary erosion control fencing, temporary sediment ponds, etc per City of Sumner standards.

2. Air [\[help\]](#)

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. [\[help\]](#)

Typical short term construction emissions from trucks and equipment are expected.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None Known

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Best management practices will be utilized during fill and construction to reduce impacts to the air.

3. **Water** [\[help\]](#)

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. [\[help\]](#)

No surface water or wetlands on or adjacent to 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. [\[help\]](#)

No work will take place on or around surface bodies of water.

- 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. [\[help\]](#)

No material is proposed to be removed from surface waters. There are no surface waters or designated wetlands on site.

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

No surface water withdrawals or diversions will occur.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 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. [\[help\]](#)

No waste discharge to surface waters is proposed or anticipated.

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. [\[help\]](#)

No ground water will be withdrawn as part of 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. [\[help\]](#)

No waste material is proposed to be discharged into the ground from any sources.

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. [\[help\]](#)

Storm runoff includes surface runoff from parking areas and rooftops. All site stormwater will be collected and treated in accordance with City of Sumner Stormwater Design Standards.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Best Management Practices will be utilized in the storm design to prevent waste materials from entering the ground or surface water.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
Drainage patterns are not altered by the proposed project.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
Site will potentially utilize a mix of traditional and Low Impact Development techniques as appropriate to the site and per review by the City of Sumner Public Works Department.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

None

___ 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

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Site contains no vegetation

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None Known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Site will be landscaped as required by the Sumner landscape ordinance and per Design Guidelines and other Sumner open space requirements. Native species will be used whenever possible.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None Known

5. **Animals** [\[help\]](#)

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. [\[help\]](#)

Examples include:

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

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None Known

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None Known

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Site landscaping will include open space per the City of Sumner requirements and native plantings to the extent possible.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None Known

6. Energy and Natural Resources [\[help\]](#)

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. [\[help\]](#)

The completed project will use electric for power and heat.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No potential solar energy uses are affected by this project.

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: [\[help\]](#)

None at this time, however energy conservation will be evaluated during site planning and development.

7. Environmental Health [\[help\]](#)

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. [\[help\]](#)

No environmental health hazards will occur as a result of this proposal.

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

[\[help\]](#)

None known

2) Describe existing hazardous chemicals/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. [\[help\]](#)

None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None anticipated

- 4) Describe special emergency services that might be required. [\[help\]](#)

None known

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None proposed. Proposed uses will not be environmentally hazardous

b. Noise [\[help\]](#)

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

Some traffic noise from adjacent Main Street and Graham Street will be heard from the project site.

- 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. [\[help\]](#)

In the short term, there will be construction noise associated as typical with development. Long term, there are no adverse noise levels anticipated with the proposed residential or commercial use, which is consistent with adjacent land uses. Construction noise will be limited to established construction hours per Sumner standards. The proposal will enhance residential and office properties to the north and provide additional customers for the commercial uses in the immediate vicinity.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

All construction work will be within established construction hours per Sumner standards.

8. Land and Shoreline Use [\[help\]](#)

- 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. [\[help\]](#)

The site is vacant land but previously consisted of 3 commercial buildings and surface parking that were demolished in anticipation of development. The site is bordered to the north by multifamily, on the west by retail (Fred Meyer, strip retail), and on the east and south by Graham and Main street respectively.

- 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? [\[help\]](#)

No

- 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? If so, how: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

There are no existing structures on site but the site previously consisted of 3 commercial buildings and surface parking that were demolished in anticipation of development.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

General Commercial

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

General Commercial.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

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

[\[help\]](#)

None of this site is classified as critical area

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Estimated approximately 150 people.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

All proposals will be reviewed by the Sumner Design Commission and will be designed in keeping with the City of Sumner Comprehensive Plan, zoning, and design guidelines.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

N/A

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Approximately 108 residential units are proposed. Units proposed are expected to be middle (market) income units for Pierce County.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
none needed or proposed

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
The tallest structure proposed is three stories and will be within the allowed height limits per Sumner code. Buildings will use wood framing and conventional residential siding materials.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
All proposals will be required to go through the City of Sumner Design Review process.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
Some exterior building lighting will be generated by the development but will be shielded so that the direct illumination is confined and does not project light or glare. The shielded lighting will mainly occur during dark hours for safety purposes. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
All exterior lighting will conform to the Sumner Municipal Code and design standards. Outdoor lighting and aerial-mounted floodlighting will be shielded so that the direct illumination is confined to the property boundaries.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Daffodil Valley Sports Complex is located 750 ft. north of the site, Sumner High School is located ¼ mile west of the site, Rainer View Park is located ½ mile Southeast of the site, and the YMCA is located ½ mile from the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
In addition to Park Impact Fees that will be paid to the City of Sumner, the proposed project will bring better opportunities for the immediate recreation opportunity to be used by project residents and visitors. This includes the addition of over 30,000 SF of private and common onsite space for residential use and 2,000 sf of outdoor public area benefiting the public and residents.

13. Historic and cultural preservation [\[help\]](#)

- 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 ? If so, specifically describe. [\[help\]](#)

None Known

- 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. [\[help\]](#)

None Known

- b. 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.

[\[help\]](#)

Consultation of historic maps, and GIS data

- 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. [\[help\]](#)

None Proposed

14. Transportation [\[help\]](#)

- 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. [\[help\]](#)
The site is accessed from Main Street on the south of the project, Graham Street on the east end of the project, See attached site plan for access locations.

- 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? [\[help\]](#)
The Sumner Sound Transit Station is less than 1 mile from the site. This station provides train access to the entire region (Seattle, Tacoma, Everett, Edmonds, Etc.). The site is also served by the Sumner Link Trail that provides trail access to the entire region.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
It is estimated that the project would include approximately 192 stalls. 157 residential stalls and 33 visitor/commercial stalls. No spaces 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). [\[help\]](#)

Onsite pedestrian circulation will be identified in the Site Development plan set. A Traffic Impact Analysis prepared by Heath and Associates has addressed any street/road and offsite pedestrian improvements.

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

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? [\[help\]](#)

The residential will generate an estimated 675 daily trips, 42 AM weekday peak hour trips and 52 PM weekday peak hour trips. In addition the commercial portion would generate an estimated 30 daily trips, 3 AM peak trips and 3 PM peak trips if office. Truck traffic is expected to be only a minor component of the traffic to and from the site. Information for the project is derived from the ITE Trip Generation, 10th Edition.

- 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. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

A traffic impact analysis to be prepared by Heath and Associates will identify transportation impacts and recommended mitigation measures if needed.

15. Public Services [\[help\]](#)

- 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. [\[help\]](#)

Public services will be required consistent with those typically provided for this type of project within Downtown Sumner. No new public services are anticipated.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Impact fees for these services are established per Sumner standards and development location within Downtown Sumner.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Currently site has electric, gas, water, sewer, telephone, cable, and trash available to the site.

- c. 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. [\[help\]](#)

Utilities proposed are electric and gas per Puget Sound Energy, Comcast Cable, and Qwest telephone.

C. Signature [\[help\]](#)

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.

Washington Market L.L.C.

By: Tarragon L.L.C., authorized representative

By: 

Dennis L. Rattie, President