

SEPA¹ 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.

REVIEW #1
SEPA-2024-0014

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Main Street Vision – Heritage Park and Hops Alley

2. Name of applicant:

City of Sumner: Drew McCarty, Engineering Specialist

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

City of Sumner

Attn: Drew McCarty

1104 Maple St, Ste 260

Sumner, WA 98390

253-299-5719

4. Date checklist prepared:

August 22, 2024

5. Agency requesting checklist:

City of Sumner

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

Phase 1 – Heritage Interim Park (Estimated Construction to begin on Q2 2025)

Phase 2 – Heritage Park North Tip & Hops Alley (Estimated Construction to begin on Q1 2026)

Phase 3 – Heritage Park (Estimated Construction to begin on Q1 2028)

Phase 4 – Heritage Park Event Building (Estimated Construction to begin on Q1 2030)

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

No further activity is proposed beyond the four phases described above.

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

- Remedial Investigation Report – former Sumner Texaco site 914 Kincaid Ave Sumner, WA dated 05/23/2023
- Geotechnical Engineering Report, Heritage Park Improvements and Hop Alley, dated 05/03/2024

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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.

The project has been submitted to the City of Sumner seeking a Conditional Use Permit; review is underway.

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

- City of Sumner – CUP combined for all Phases of the project
- City of Sumner – Building & Site Permits

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 is part of the City of Sumner's Master plan for Heritage Park and Alley Activation to include a small temporary park, Hops alley activation, Heritage Park, and an event space. The project currently has 4 phases as described below:

Phase 1 – This phase includes a temporary interim park to activate the unused space that is currently there. The old 902/906 Kincaid building that once stood in this area leaves an open space. This phase will be approximately 6,000 SF and include a sport court surfacing, benches, and various elements to make this a useable space for the public. This is a temporary park that will be removed in its entirety once phase 3 begins.

Phase 2 – This phase includes activating an existing alley way (approximately 23,000 SF) to make this a more usable space for the public and to create a walkable and pedestrian friendly downtown. The project phase will add a central gathering space to include raised planters and flexible and fixed seating. A new pedestrian pathway will provide users protected access from vehicular movements and provide accessible routes from parking into the downtown retail core. New trees, planter strips, and a central refuse / recycling enclosure will enhance the pedestrian realm and move utilitarian functions of the main street retail away from the back patio and exterior retail spaces. During events, bollards will remove vehicular traffic and transform the alley into a downtown event space, including electrical hook ups mobile vendors to reduce noise and air pollution.

Phase 3 – This phase is the primary component of the City of Sumner's Master plan for Heritage Park redevelopment and includes a series of outdoor landscaped areas around a central promenade walkway bisecting the park, semi covered dining/drinking gathering space, built in seating, a playground, event stage and open lawn area, and gathering space for Sumner community events.

Phase 4 – 17,300 SF event space building that will consist of three floors, the 1st floor is an event space, retail anchor tenant, and restrooms to serve the interior uses as well as park uses; 2nd floor is for city staff offices; the 3rd floor will be Sumner City Council Chamber; and a 5,000 SF exterior covered area.

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.

Phase 1, 3, & 4:

Address: 902/906/916 Kincaid Ave Sumner, WA 98390 (Parcel #7985000603 & #7985000604)

Phase 2:

Address: 915 Kincaid Ave Sumner, WA 98390 (Parcel #7985000490) & 922 Alder Ave Sumner, WA 98390 (Parcel #7985000550)

The entire site is currently split up into 3 different parcels.

From SR-167, take the Sumner/Traffic Avenue exit. Head north on Traffic Avenue, then east on Maple Street. The park is located on the north side of Maple Street.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Circle or highlight one: ~~Flat~~, ~~Rolling~~, hilly, steep slopes, mountainous, other:

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

3% Slope approximately with the exception of accessible ramps at 5-8%

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.

According to the USDA's Web Soil Survey, the project area is composed of Puyallup fine sandy loam. The Puyallup fine sandy loam is classified as "all areas are prime farmland."

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

Phase 1 – No known unstable soils

Phase 2 – No known unstable soils

Phase 3 – Known unstable soils – please refer to the Remedial Investigation Report for more details

Phase 4 – No Known unstable soils

- 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.**

Phase 1 - Total affected area is approximately 6,000 SF

Phase 2 – Total affected area is approximately 23,000 SF

Phase 3 - Total affected area is approximately 33,000 SF

Phase 4 - Total affected area is approximately 9,000 SF

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Erosion may occur during excavation.

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

At the completion of Phase 4 of the project, 93% of the site (total site area is 32,203 sf) will be covered by impervious surfaces. This includes a new building, faux lawn areas to replace non-native turf areas, and hardscape for the park.

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

2. AIR

To mitigate erosion risk, a temporary erosion and sediment control (TESC) plan with best management practices (BMPs) will be in place.

[Find help answering air questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air)⁴

- 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.**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

During construction dust could be generated due to construction activities. Carbon emissions may be generated due to construction machinery and workers driving to and from the job site.

- 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 emission or odor that may affect this proposal

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

Water will be used on loose soil and unpaved surfaces to reduce dust. To reduce carbon emissions, machinery will be turned off when not in use.

3. Water

[Find help answering water questions](#)⁵

- a. Surface:**

[Find help answering surface water questions](#)⁶

- 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.**

The White river is approximately 1,300 feet (0.25 miles) from the site. The White river flows into the Puyallup River, then into commencement bay.

- 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.**

No the project will not require work over, in or adjacent to the described waters.

- 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 because there will be no dredge material will be removed from surface water or wetlands.

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

This proposal will not require surface water withdrawal or diversions.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

The proposal does not lie within the 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.**

The proposal does not propose to discharge any waste material to surface water.

b. Ground:

[Find help answering ground water questions](#)⁷

- 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 a general description, purpose, and approximate quantities if known.**

No ground water will be withdrawn from a well for drinking water or other purposes for this proposal.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 material will be discharged into the ground from septic tanks or other sources for this proposal.

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.**

For all phases when any ground is disturbed water may infiltrate into the soil and stormwater may run off into storm drains / connections after they have been filtered through BMP's for stormwater quality control.

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

Waste materials from construction have the potential to enter ground or surface waters. A TESC plan will be in place to reduce the likelihood of this occurring.

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

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

For Phase 2, 3, and 4 Yes the proposal could alter or affect drainage patterns in the vicinity of the site, but will not impact any off site drainage patterns or the amount of surface water flowing off the site.

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

- Contractor to install TESC measures as necessary to ensure stormwater leaving the site is free of settleable solids.
- Roads shall be cleaned thoroughly as needed to protect stormwater infrastructure and downstream water resources. Sediment shall be removed from roads by shoveling or pickup sweeping and be transported to a controlled sediment disposal area.
- Install straw bale barriers, wattles, and other necessary TESC measures as necessary.
- Exposed soils shall be watered as necessary to prevent dust from leaving the site.
- Concrete handling and equipment washing shall be in accordance with DOE BMP C151.
- Maintain construction entrance and install construction fence as necessary. Construction entrance and fencing to be adjusted during phases of construction.
- Keep all heavy equipment off existing soils under LID facilities that have been excavated to final grade to retain the infiltration rate of the soils.
- Control erosion and avoid introducing sediment from surrounding land uses onto permeable pavements. Do not allow muddy construction equipment on the base material or pavement. Do not allow sediment-laden runoff onto permeable pavements or base materials.
- From October 1 through April 30, no soils shall remain exposed and unworked for more than 2 days. From May 1 to September 30, no soils shall remain exposed and unworked for more than 7 days.

4. Plants

[Find help answering plants questions](#)

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

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

Phase 1 – Approximately 000 SF of vegetation will be removed.

Phase 2 – Approximately 000 SF of vegetation will be removed.

Phase 3 – Approximately 9500 SF of vegetation will be removed.

Phase 4 – Approximately 4000 SF of vegetation will be removed.

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

There are no threatened or endangered species known to be 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.

The proposed planting will contain a mixture of native and naturalized vegetation. Native evergreen trees and oaks will be the park feature tree species to increase tree canopy and reduce the urban heat impact of the park pavement areas. Native ground covers, shrubs and grasses utilized throughout the park planting areas. All plantings will consist of low water use selections. As a result of the new building and park features, no existing plantings beyond the street trees, will be saved.

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

There are no known noxious weeds and invasive species known to be on or near the site.

5. Animals

[Find help answering animal questions⁸](#)

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

b. None have been observed

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

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

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

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

Unknown.

e. Proposed measures to preserve or enhance wildlife, if any.

Not applicable.

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

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

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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.

Phase 1 – There are no plans to include any type of energy source with this phase.

Phase 2 – This phase will include EV Chargers, electrical for food trucks, and overhead lighting.

Phase 3 – This phase will include updated lighting throughout the park, EV Chargers, electrical for food trucks, and electrical for stage area.

Phase 4 - This phase will include all necessary electrical items for an event space building and will meet code for future installation of Solar Panels if desired.

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

This proposal will not affect potential use of solar energy on 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.

Phase 3 – The park will include LED lighting sources to reduce electrical loads during the evening.

Phase 4 - This proposal will include any efforts to maximize energy efficiency where it makes sense for conservation features.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-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 because of this proposal? If so, describe.**

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

Phase 1 - There is soil contamination adjacent to the site located in the north end of park from past uses when the site used to house a gas station, but no known contamination at this specific area.

Phase 2 – There are no known contamination at this site

Phase 3 – There is known soil contamination located at this site.

Phase 4 - There is soil contamination adjacent to the site located in the north end of park from past uses when the site used to house a gas station, but no known contamination at this specific area.

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.

There are no known existing hazardous chemicals/conditions that might affect project development and design.

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.

There are no known existing hazardous chemicals that will be stored, used or produced during the projects development or construction during the life of the project.

4. Describe special emergency services that might be required.

No special emergency services will be required for this project.

5. Proposed measures to reduce or control environmental health hazards, if any.

Daily safety meetings will be led by contractor and will consult with the City of Sumner and Site Engineer to address any environmental health hazards. If any issues arise the following will happen:

- In the event of a fire, the fire department will be called or attempt to extinguish the fire.
- In the event of a spill, contain the flow as possible, clean up the waste and any contaminated materials as soon as practicable, and call 1-800-SPILL-911.
- If a fire, explosion or other release could threaten human health or could reach state waters, call 1-800-SPILL-911 and the National Response Center at 1-800-424-8802.

b. Noise

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

Traffic and Train noise will be the largest source of noise in the project vicinity, and it will not affect the project. The project will produce various noises when it comes to equipment and machinery that will be needed for all phases of the project.

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)?

Phase 1 - Construction noise is anticipated to be a temporary noise impact. There is no long-term noise impact anticipated.

Phase 2 – Construction noise is anticipated to be a temporary noise impact. There is no long-term noise impact anticipated.

Phase 3 – Phase 3 will include a renovation of the existing stage and the development of a new stage / event space. All event noise will be controlled via City programmed hours of noise compliance for the Town Center district.

Phase 4 - Construction noise is anticipated to be a temporary noise impact. There is no long-term noise impact anticipated.

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

Measures to reduce construction noise including shutting off engines that are not in use and limiting the amount of impact tools when necessary.

The project has an acoustical consultant that will work to keep noise at or below the current park use conditions.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

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.

Currently the site is used as a public park in downtown Sumner and the alley is currently used as an alley with public parking.

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 because of the proposal, if any? If resource lands have

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The proposal site has not been used as working farmlands or working 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? If so, how?**

The proposal will not affect or be affected by surrounding working farm or forest land.

- c. Describe any structures on the site.**

There are currently no building structures on the site. There is currently a gazebo on site and a small enclosure that is used for storage.

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

Phase 1 – There will be no structures demolished

Phase 2 – There will be no structures demolished

Phase 3 – A small 300 SF storage enclosure located on the SW side of Heritage Park will be demolished on-site.

Phase 4 – There will be no structures demolished.

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

Town Center Zoning – 4 Stories, Multi-Family/Commercial

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

The current comprehensive plan designation of the site is Town Center Zoning – 4 Stories, Multi-Family/Commercial.

- 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 a critical area by the city or county? If so, specify.**

The site has not been classified as a critical area.

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

Phases 1-3 – No people will reside or work within the completed project.

Phase 4 - No people will reside within the completed project. At full completion, approximately 5-10 city staff will work in the office space of the constructed building.

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

This project will not displace anyone.

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

No applicable.

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

Each phase of the proposed project will go through the CUP process to comply with all existing and projected land uses and plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

[Find help answering housing questions](#)¹²

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

This proposal will provide no housing units.

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

This proposal will not eliminate any housing units.

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

Not applicable.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Phase 1 – No proposed structures.

Phase 2 – No proposed buildings except a trash enclosure. The trash enclosure is approximately 8 ft tall.

Phase 3 – No proposed buildings. A Stage and play element are proposed.

Phase 4 – The building proposed will be approximately 49 feet tall.

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

Phase 1 – No views will be obstructed.

Phase 2 – No views will be obstructed.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

Phase 3 – No view will be obstructed.

Phase 4 – Some views will be obstructed due to the new event space building.

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

Proposed measures to reduce or control aesthetic impacts will comply with the Sumner town center plan that presents the vision and strategies for Sumner’s 210-acre Town Center.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

Phase 1 – This phase of the project will not produce light or glare.

Phase 2 – This phase of the project will include additional lighting in the alley way during the and night.

Phase 3 – This phase of the project will include upgraded lighting throughout the park during the night and will focus on dark-sky principals for fixture selection and distributions of light

Phase 4 – This phase will produce light from the building that would occur during business hours and for the main event space it would produce light on nights and weekends.

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

The light or glare from the project will not interfere with views. The lighting will increase safety downtown by keeping these areas well-lit.

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

No existing off-site sources of light or glare are known that will affect the proposal.

12. Recreation

[Find help answering recreation questions](#)

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

The proposed project is located in Heritage Park and the adjacent alley and is a part of the Sumner downtown.

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

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

The proposed project will temporarily displace recreational use of the park during construction. After construction, the amount of recreational space will be significantly increased.

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

The proposed project will expand the use of Heritage Park, the adjacent alley and bring in a community event space.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

There are no buildings, structures or sites located on the site that are over 45 years old. The DAHP's WISSARD was reviewed, and the site is not listed on any 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.**

There are no known landmarks, features or other evidence of Indian or historic use or occupation.

- 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.**

Should the project inadvertently discover cultural resources or human remains, the project will be halted immediately, and contact will be made with county officials, the DAHP, and tribal representatives. If ground disturbing activities encounter human skeletal remains during construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

- 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.**

Should the project inadvertently discover cultural resources or human remains, the project will be halted immediately, and contact will be made with county officials, the DAHP, and tribal representatives.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

The public streets near the proposed project include Kincaid Ave, Cherry Ave, and Maple Street.

- 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?**

The proposed site is located near the Sumner Sound Transit Commuter Rail Train Station.

- c. 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).**

The proposal will not require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

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

The proposal will not use water, rail, or air transportation.

- e. 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?**

315.14 vehicular trips per day on average would be generated and 35.41 PM peak hour trips. The trip generation was estimated using the 11th edition ITE Manual.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- f. **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.**

The proposal will not affect or be affected by the movement of agricultural and forest products.

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

There are no proposed measures to reduce or control transportation impacts at this time.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.**

This proposal will not result in an increased need for public services. The park and two existing buildings exist on site.

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

Not applicable.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- 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.**

Phase 1 – None

Phase 2 – Power, Storm

Phase 3 – Water, Electrical, Storm

Phase 4 – Power, Water, Sewer, Storm

City shall provide these utilities except for power which will be PSE.

C. Signature

[Find help about who should sign¹⁹](#)

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-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.

 Digitally signed by Drew McCarty
DN: C=US,
E=drewm@sumnerwa.gov, O=City
of Sumner, CN=Drew McCarty
Date: 2024.08.22 13:57:47-07'00'

Type name of signee:

Position and agency/organization:

Date submitted:

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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?

- Proposed measures to avoid or reduce such increases are:

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

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

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

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

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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?

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

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?

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

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

- **Proposed measures to reduce or respond to such demand(s) are:**

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