

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. **Name of proposed project, if applicable:** Prologis Park Tacoma (formally known as Port of Tacoma Parcel 14)
2. **Name of applicant, if applicable:** Prologis
3. **Address and phone number of applicant and contact person:**

Applicant:

Ken Sun
Prologis
3353 Gateway Boulevard
Fremont, CA 94538
(510) 661-4027

Contact:

Dan Balmelli
Barghausen Consulting Engineers
18215-72nd Avenue South
Kent, WA 98032
(425) 251-6222

4. **Date checklist prepared:** November 23, 2015 (*Revised March 4, 2016, and Revised 04/21/2016*)
5. **Agency requesting checklist:** Port of Tacoma
6. **Proposed timing or schedule (including phasing, if applicable):** Construction is anticipated to start in the spring of 2016 or as soon as applicable permits are issued. The applicant may develop the buildings in multiple phases. The berm along the 12 Street will be completed prior to the issuance of the certificate of occupancy for the most southerly building(s) along the 12th Street East.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

There are no plans for future additions or expansions beyond the scope of work that is presented in this checklist.

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

Previously Prepared Information:

- *A.C Kindig & Company - Port of Tacoma Blair-Hylebos Terminal Redevelopment Project Water Quality Technical Report, Draft EIS; Prepared for Grette Associates, Tacoma, WA.*
- *City of Tacoma, 2009 - Wetland/Stream/FWHCA Assessment Permit, File No: WET2009-40000129270. September 2009.*
- *Cultural Resource Consultants, Inc., 2008 - Cultural Resources Assessment for the Blair-Hylebos Redevelopment Project, Tacoma, Pierce County, Washington; Prepared for Grette Associates, Tacoma, WA. Technical Report #358, CRC Project #0710G. November 6, 2008.*
- *Cultural Resource Consultants, Inc. 2012 - Archaeological Assessment of Parcel 14, the East-West Road and Alexander Avenue, Tacoma, Pierce County, Washington; Prepared for Port of Tacoma, Tacoma, WA. Technical Memo #1205H-1. June 1, 2012.*
- *Cultural Resource Consultants, Inc. 2014 - Cultural Resources Overview of Parcel 14, Tacoma, Washington; Prepared for Port of Tacoma, Tacoma, WA. Technical Memo #1305E-5. May 9, 2014.*

Revised 04/21/2016

- *Cultural Resource Consultants, Inc. 2014 - Pad 3 Stormwater Storage Basin Monitoring, Port of Tacoma, Pierce County, Washington; Prepared for Port of Tacoma, Tacoma, WA. Technical Memo #1402N-1. December 22, 2014.*
- *Cultural Resource Consultants, Inc. 2015 - Review of Prologis Parcel 14 Development Geotech Logs. October 2, 2015*
- *GeoEngineers, Inc. 2010 - Site Investigation, Port of Tacoma Parcel 14, Tacoma, Washington; Prepared for Grette Associates and Port of Tacoma, Tacoma, WA. File No. 0454-094-15. December 6, 2010.*
- *GeoEngineers, Inc. 2010 - Draft Geotechnical Engineering Services, Port of Tacoma Parcel 14, Tacoma, Washington; Prepared for Port of Tacoma, Tacoma, WA. File No. 0454-135-00. October 8, 2012.*
- *Port of Tacoma, 2015 - Archaeological Inadvertent Discovery Plan; Prepared for Port of Tacoma Parcel 14 Development. November 1, 2015*
- *The Watershed Company, October 9, 2012 - Port of Tacoma, Parcel 14 Habitat Area Jurisdictional Evaluation; Prepared for Port of Tacoma, Tacoma, WA.*
- *The Watershed Company, December 6, 2012 - Biological Assessment: Potential Sensitive Fish and Wildlife Species Impacts of Proposed Lower Wapato Combined Habitat Project and Drainage District 23 Alterations; Prepared for Port of Tacoma, Tacoma, WA.*
- *The Watershed Company, December 14, 2012 - Critical Areas Report; Prepared for Port of Tacoma, Tacoma, WA.*
- *U.S. Army Corps of Engineers, December 22, 2003 - Letter to Port of Tacoma regarding non-jurisdictional status of Parcel 14 wetlands. Reference: 200300467. Prepared by Thomas F. Mueller.*
- *U.S. Army Corps of Engineers, March 25, 2009 - Letter to Port of Tacoma regarding non-jurisdictional status of Parcel 14 wetlands. Reference: NWS-2003-467-WRD. Prepared by Kristina Tong.*
- *U.S. Army Corps of Engineers, January 22, 2013 - Letter to Port of Tacoma regarding non-jurisdictional status of Parcel 14 wetlands. Reference: NWS-2012-1320-WRC. Prepared by Kristina Tong.*
- *Washington Department of Ecology, October 13, 2011 - Letter to Port of Tacoma regarding non-jurisdictional status of Parcel 14 wetlands. Prepared by Alex Callender.*

Newly Prepared Information:

- *Environmental Checklist prepared by Barghausen Consulting Engineers, Inc., dated November 23, 2015 (revised March 4, 2016, and April 21, 2016)*
- *Geotechnical Engineering Report prepared by GeoEngineers, dated November 19, 2015*
- *Noise Study prepared by JGL Acoustics, Inc., dated November 20, 2015*
- *Stormwater Site Plan prepared by Barghausen Consulting Engineers, Inc., dated November 20, 2015*
- *Traffic Impact Study prepared by TENW, dated April 19, 2016*
- *Light and Glare Study prepared by Craft Architects, dated November 24, 2015*
- *Cultural Resources Assessment for Prologis Parcel 14 Project (offsite) by Cultural Resource Consultants; dated March 25, 2016*

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- *Inadvertent Discovery Plan for Prologis Port of Tacoma Parcel 14 Development Project by Cultural Resource Consultants, dated March 25, 2016*

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.

No applications are pending to our knowledge.

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

Environmental Determination by Port of Tacoma
Building Permits by City of Tacoma
Plumbing/Electrical/Mechanical Permits by City of Tacoma
Site Work Permits by City of Tacoma
Roadway Improvement Permits by City of Fife
Right-of-Way Use Permit by City of Fife
Right-of-Way dedications by City of Fife, City of Tacoma, Port of Tacoma and WSDOT
Water and Sanitary Sewer Extension Permits by City of Fife
Section 401 Water Quality Certification by Department of Ecology
Section 404 Permit for impacts to 8th St. and 12th St. ditches, extension of the Fife ditch (DD23) culvert under 12 Street East and outfalls to Fife Ditch (DD23) by the US Army Corps of Engineers
Hydraulic Project Approval (HPA) by Washington State Department of Fish & Wildlife (potentially)
NPDES Construction Stormwater Permit by Department of Ecology
Potential Boundary Line Adjustment and Property Acquisition by Applicant
Interlocal Agreement and/or Water Comprehensive Plan Amendment between City of Fife and City of Tacoma for water service by City of Fife
Interlocal Agreement or amendment between City of Fife and City of Tacoma for sewer service by City of Fife
Relocation of Urban Growth Area and City Limit Line by City of Fife and Tacoma
Potential Future Short Plat or Binding Site Plan by City of Tacoma

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 Prologis Park Tacoma project consists of the construction of four warehouse/ distribution center buildings totaling approximately 1,746,350 square feet of building space on an approximate 80.7-acre site located near the Port of Tacoma. The square footage breakdown of the buildings is as follows:

Building A: 1,103,200 square feet
Building B: 183,650 square feet
Building C: 215,000 square feet
Building D: 244,500 square feet

Approximately 1,222 vehicular parking stalls and 278 truck trailer stalls will be provided.

In 2015, Port of Tacoma graded the site to prepare the site for future development and included modifications to existing ditches to provide improved access from 8th Street East with new drainage culverts and a 7-acre/foot storm water storage facility connected to the Fife Ditch (DD23) as partial mitigation for the downstream conveyance system for future development of the site.

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Along with construction of the proposed new warehouse/distribution buildings, the project will consist of site work improvements to include additional grading activities, additional stormwater facilities, extension of water and sanitary sewer services, extension of franchise utility services for electricity, natural gas, telephone and cable services, pavement areas for vehicle parking, truck parking and truck maneuvering areas and landscaping. Offsite roadway improvements are proposed as part of the project to include improvements to 8th Street East (between 54th Avenue East and the project site), the intersection of 54th Avenue East and 8th Street East, 12th Street East at the frontage of the project between 46th and 52nd Avenue East, the intersection of 12th Street East and 46th Avenue East, and the intersection of 12th Street East and Alexander Avenue East. These roadway improvements require filling the 8th Street East ditch on the north side and the 12th Street East ditch at the southern boundary line of the project and incorporation into new stormwater facilities. An existing sanitary sewer pump station will also be relocated at the northwest corner of intersection of 8th Street East and 54th Avenue East as part of the proposed roadway improvements.

The existing Tacoma/Fife city limit line along the projects entire 12th St E frontage (between 46th Ave E and 52nd Ave E) will be adjusted northward to avoid impacts to existing residences and businesses and to allow improvements to be built along 12th St E to be entirely in the City of Fife. A portion of the existing Tacoma/Fife city limit line north and south of 8th St E will be adjusted in conjunction with property line adjustments to account for existing building encroachments such that the building encroachments are entirely in the City of Fife. Additional right-of-way along 8th St E will be acquired and dedicated to the City of Fife to encompass the new street improvements.

- 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. 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 nay permit applications related to this checklist.**

The proposed Prologis Park Tacoma project is located on the north side of 12th Street East, approximately 600-foot to the west of 54th Avenue East within the City of Tacoma, Pierce County, Washington. The site is within the Southeast quarter and Southwest quarter of Section 1, Township 20 North, Range 3 East, W.M.

Tax Parcel Nos: 032001-1032
032001-1089
032001-4016
032001-4102
032001-4103
032001-3144
032001-4092
032001-1041
032001-1013
032001-1010
032001-1095

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (circle one):** ☒ Flat, rolling, hilly, steep slopes, mountainous, other:

The site is relatively flat, however, recent grading activity by the Port has provided for partial preparation of building pads for future development of the site.

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

A previous grading project was completed on the site with the majority of the site now graded mostly flat. The steepest slopes on the site are approximately 50% and are located along the east side of the site where the Fife Ditch is located and along the side slopes of the building pads.

- 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.**

According to the geotechnical engineer and based on their review of previous explorations completed at the site, it appears that subsurface conditions consist of fill overlying native alluvial soil. The fill soils generally consist of sand with silt, with zones of gravel, silty sand and silt with sand. The native alluvial soils typically consist of interbedded layers of fine to medium sand, silty sand and silt. (Please refer to the geotechnical engineering report included in this submittal for additional information.)

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

Based on the geotechnical engineer's review of the subsurface information at the site, and their experience with these types of projects, it is understood that the soils at the site are susceptible to liquefaction during the design earthquake event. A site specific geotechnical engineering report has been prepared for the proposed project and the foundation design will be completed to incorporate the effects of soil liquefaction to meet the design objective per the City of Tacoma building code requirements.

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

Approximately 200,000 cubic yards of onsite material will be graded to accommodate the proposed project. Approximately 250,000 cubic yards of fill material will be imported to the site to prepare the building pads and pavement subgrade areas. Approximately 30,000 cubic yards of unsuitable stripping material will be exported from the site. The source of fill material is unknown at this time but will be from an approved source.

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

Yes, depending on weather conditions, erosion could occur as a result of grading and construction activities; however, appropriate BMPs are proposed to avoid such impacts.

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

Approximately 90 percent of the site will be covered with impervious surface upon project completion.

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

A site specific temporary erosion and sedimentation control plan will be designed and implemented according to City of Tacoma standards with appropriate BMPs planned to control erosion during the construction phase of the project.

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, describe and give approximate quantities, if known.**

During the construction phase of the project, normal emissions associated with construction equipment and dust generation will be present. Upon project completion, emissions from vehicular traffic to and from the site will be present.

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

Emissions from vehicular traffic on area roadways and emissions associated with nearby industrial use facilities would be present but would not be anticipated to affect the proposed project.

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

Construction equipment will be kept in good operating condition and will meet all state and local emission standards including the Puget Sound Clean Air Agency requirements. Dust control measures including the use of water trucks will be used during construction to control air borne particles.

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.**

A portion of the project will occur on and adjacent to the 8th Street, 12th Street, and Fife (also referred to as DD 23) Ditch and in the vicinity of Wapato Creek.

Wapato Creek is located southwest of the project and approximately 500 feet west of the proposed fill of the 12th Street Ditch. This section of Wapato Creek is located

approximately 0.56 mile upstream of the Blair Waterway within Commencement Bay. Wapato Creek is classified as a perennial Type F stream. Waters within Wapato Creek are not connected to any onsite stormwater conveyances, and the proposed project does not impact Wapato Creek.

The Fife Ditch is located along the eastern boundary of the property and immediately east of the proposed 12th Street Ditch fill. The Fife Ditch flows into Hylebos Creek. The use of duckbill style check valves and pumps separating the Fife Ditch from the Hylebos Creek make the entire ditch system impassible to salmonids and seasonal flows prevent establishment of internal fish populations within the stormwater conveyances. The Fife Ditch is a stormwater conveyance feature not subject to critical areas (except flood) protections provided under Tacoma Municipal Code as the ditch was constructed from uplands to convey stormwater and does not contain fish and wildlife habitat. Other than 4 stormwater outfalls discharging to the ditch and extending the 12th Street culvert, no direct impacts to the Fife Ditch are proposed as a part of this project.

The 12th Street Ditch is located along the southern boundary of the property. The 12th Street Ditch flows into the Fife Ditch. As the Fife Ditch is known to have an existing fish barrier downstream, no mechanism exists for neither fish to reach the 12th Street Ditch nor is any habitat present within the ditch. The 12th Street Ditch is a constructed stormwater conveyance feature as confirmed by the U.S. Army Corps of Engineers and is not subject to critical areas (except flood) protections provided under City of Tacoma and City of Fife municipal codes as the ditch was constructed to convey stormwater and does not contain fish and wildlife habitat. Due to required 12th Street East roadway improvements, the 12th Street East Ditch will need to be filled and replaced with a tight line storm system. Any existing surface storm water drainage from the ditch and new runoff from the roadway improvements will be incorporated into the proposed project's storm water design along 12th Street East with two outfalls to the Fife ditch.

The 8th Street Ditch is located to the east of the property. There are two ditches along the 8th Street (North and South) and both ditches flow into the Fife Ditch downstream of the outfall from 12th Street East. As the Fife Ditch is known to have an existing fish barrier downstream, no mechanism exists for fish to reach the 8th Street Ditch nor is any habitat present within the ditch. The North and South 8th Street Ditches are constructed stormwater conveyance features not subject to critical areas (except flood) protections provided under City of Tacoma and City of Fife municipal codes as the ditches were constructed to convey stormwater and do not contain fish and wildlife habitat. Due to required 8th Street East roadway improvements, the existing roadside ditch on the north side of 8th Street East will need to be filled and replaced with a tight line storm system. Any existing surface stormwater drainage will be incorporated into the proposed project's storm water design along 8th Street East with an outfall to the existing ditch along the south side of 8th Street East which then discharges to the Fife Ditch.

2) Will the project require any work in or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

Yes, limited grading and construction work will occur adjacent to the Fife Ditch and within the 12th Street and 8th Street Ditches.

- 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.**

It is estimated that approximately 1,200 cubic yards to 1,500 cubic yards of fill material will be placed in the 8th Street East and 12th Street East drainage ditches for completion of the required roadway improvements. Proper amount of the riprap will be placed at the proposed outfalls. The project will extend required length of existing culvert across the 12th Street at the SE of the site for roadway improvement.

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

Other than stormwater conveyances, no surface water withdrawals or diversions are proposed for this development. However, depending on the time of year of certain construction activities, some site dewatering may be required.

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

Based on the current adapted FEMA Flood Plain Map dated 1983, the site is not located within the 100 year flood plain.

The 100-year flood plain elevation at the site is approximately 16.0 based on the NAVD88 datum and is approximately ± 18.8 based on the Port datum. The site was previously filled with dredge material to an elevation of approximately 20.0 and is therefore not located within the 100-year flood plain. A small area of floodplain is located within the Fife Ditch itself, which is located on the east boundary of the site.

- 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.**

There will be no intentional or anticipated discharge of waste materials to surface waters as part of the proposed development.

b. **Ground:**

- 1) **Will the ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.**

Other than the potential of dewatering for deep utility construction, there will be no withdrawal or discharge of water to groundwater under the proposed project.

- 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.**

No waste material from septic tanks or other sources will be discharged to the ground under this proposal. Sanitary sewer effluent will be collected and conveyed via

underground sanitary sewer pipes and then discharged into the existing City of Fife sanitary sewer system located within 46th Avenue East.

c. Water Runoff (including storm water):

- 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 source of runoff will be from new building rooftops and pavement areas. Onsite stormwater will be collected via catch basins and underground pipe system and conveyed to a proposed new open storm water storage/water quality pond for water quality treatment prior to discharging into the Fife Ditch. A portion of the clean storm water runoff from the building roof tops will be designed to discharge directly into the Fife Ditch. An existing storm water storage facility was also constructed by the Port in 2015 which will also provide a portion of the project's storm water storage mitigation. The water continues to the north into the Hylebos Waterway of Commencement Bay. Stormwater runoff from new street improvements along 8th Street East and 12th Street East will be collected by new catch basins and conveyed to the Fife Ditch with new tight line storm pipe and outfalls.

- 2) Could waste materials enter ground or surface waters?**

Waste materials will not enter ground or surface waters. Erosion control measures will be used during the construction phase of the project and the contractor will provide a Spill Prevention, Control and Countermeasures (SPCC) Plan to avoid any potential impacts from hazardous materials that may be on site during construction. A storm drainage system will be designed, permitted and constructed to control and provide water quality treatment for stormwater runoff created by the completed project.

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

Standard erosion control measures, which include a temporary construction entrance, temporary sediment ponds, mulching and use of temporary ditches with rock check dams will be used to protect stormwater runoff quality during the construction phase of the project. Additional BMPs standard to the type of work to be performed will be implemented to include provisions to minimize the transport of sediment onto paved surfaces and if sediment is transported to paved surfaces immediate cleaning will take place. All exposed soils will be stabilized according to applicable BMPs. All fuel storage for construction equipment will be held in areas at least 150 feet from any water and a SPCC plan will be prepared and kept on the site. Coverage under the Washington State Department of Ecology Construction Stormwater General Permit (NPDES) will be obtained. After construction is completed, permanent stormwater storage facilities and water quality treatment systems will provide water quantity and water quality mitigation measures. The proposed stormwater storage facility will provide approximately 8-acre/feet of storage volume in combination with the 7-acre/feet of storage volume provided by the Port's grading project to provide capacity in the downstream system to allow for direct discharge of storm water runoff without the requirement for detention. (Refer to the preliminary storm plans and Stormwater Site Plan.).

4. Plants

a. **Check 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, bulrush, 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?**

All vegetation within the portion of the site to be developed under this proposal was recently removed and re-seeded with erosion control grass seed mix as part of the Port of Tacoma's existing grading permit. Existing grass within the project site will be removed for development of the project. Adjacent properties will not be disturbed during construction.

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

No threatened or endangered species are known to be on or near the site. For further information, please see the Biological Assessment prepared for the site dated December 6, 2012.

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

Landscaping will be designed according to City of Tacoma standards and constructed to enhance vegetation on the site. A berm with dense landscaping will be constructed along the entire length of frontage on 12th Street East to provide a visual and aesthetic screen to the adjacent neighborhood. The landscape scope along the 12th Street East consists of:

1. A berm along the entire south property line, except at the driveway entries, that varies in height from 8'-4" to 11'-4", elevation measured from the street and not including the wood fence. The offsite improvements and berm along 12th Street East will be completed prior to the issuance of the certificate of occupancy for the building along 12th Street.
2. An 8'-0" tall sight obscuring wood fence to be installed at the peak of the berm.
3. Dense landscaping with an emphasis on sight obscuring evergreen trees that exceeds minimal landscape code along the berm that will nearly completely obscure the new buildings. Dense landscaping will meet or exceed minimum City of Tacoma standards. The planting along 12th Street East will consist of a minimum of a double row of Evergreen trees, 8 ft in height, planted 15 ft to 20 ft on center to provide screening. Three gallon shrubs with a minimum of 16 inch height at planting will be spaced at a rate of 1 per 20 sf of planting area. One gallon Groundcover will be planted at 36 inches on center. All planting selected will be native or drought tolerant. No single species will exceed 20% of the total planting count. In addition to this planting, Medium Deciduous Street Trees, 1-3/4 caliper will be planted at 30 ft on center within the right-of-way and a minimum 5 ft from the edge of the asphalt or walkway to meet the street frontage requirements.

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

Noxious or invasive weeds on or near the site includes reed canary grass, Himalayan blackberry and Scotch broom. These weeds were removed from the site during the recent grading project by the Port of Tacoma, but some new weeds may have reestablished on portions of the site.

5. Animals

a. **Underline 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: Ducks, geese and other urban-adapted waterfowl

Mammals: deer, bear, elk, beaver, other: typical urban-adapted species such as raccoon, coyote, and opossum.

Fish: bass, herring, shellfish, other:

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

Steelhead trout and Chinook salmon are listed as threatened and may be present in Wapato Creek which is located to the west of the mitigation area. Water within Wapato Creek is not directly connected to any onsite ditches. Downstream, bull-trout, also listed as a threatened species has a low probability for being present in the Blair Waterway. The following State priority species are also mapped by WDFW as being present in the area; Chum salmon, Coho salmon and Steelhead, but none of these species are present onsite. For further information, please see the Biological Assessment prepared for the site dated December 6, 2012.

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

Yes, the site is part of the Pacific Flyway for Migratory Birds. Wapato Creek located offsite and west of the project site contains anadromous salmonids in small numbers that migrate upstream for spawning as adults and downstream to reach to Puget Sound as juveniles. Water within Wapato Creek is not directly connected to any onsite ditches.

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

Onsite landscaping will be designed and constructed to include features for the preservation of wildlife in the area.

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

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

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:**

Natural gas will be used for heating and electricity will be used for lighting and other operational needs generated by the proposed industrial warehouse park.

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

It is not anticipated that the proposed development would affect the potential use of solar energy by an adjacent property.

- 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 proposed development site and all developed buildings will be planned to meet LEED certification criteria and the owner/developer will pursue obtaining LEED certification.

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.**

During the construction phase of the project, the possibility of spills or other hazards would be associated with operation and fueling of construction equipment. The standard risks associated with the use of over-the-road trucking will be present but would not be anticipated to add any additional risks.

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

There is no known contamination presently on the site.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmissions pipelines located within the project area and in the vicinity.**

Chemicals and fuel associated with the operation of construction equipment will be present at the site during construction. No other hazards are known to exist in the area.

- 3) **Describe any toxic or hazardous chemical 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.**

Chemicals and fuel associated with construction operations will be present during construction. Management of hazardous materials during the construction process will comply with the code requirements.

After completion of the project, future tenants will be required to disclose, operate and maintain under strict compliance of all environmental regulations and comply with local fire department codes.

4) **Describe special emergency services that might be required.**

Other than fire, medical and police services already available in the area, no other special emergency services are anticipated to be required.

5) **Proposed measures to reduce or control environmental health hazards, if any:**

Standard precautions will be taken to reduce the risk of environmental health hazards. Safety and accident response supplies will be provided on site by the contractor to address emergencies that might occur until professional help arrives.

b. **Noise**

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

Ambient and background noise from vehicular traffic along adjacent roadways, train traffic noise from tracks to the west of the site is high and noise from adjacent commercial/industrial developments in the area also exist; however, these existing noises are not anticipated to impact the project.

2) **What types of levels would be created by or associated with the project on a short-term or long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

On a short-term basis, noise from construction equipment will be present during the construction phase of the project from approximately 7 am to 6 pm, Monday - Friday. The noise generated during construction will most likely attenuate to background levels within 100 feet of the site.

On a long-term basis, noise generated by trucks and employee vehicular traffic will be present during the operating hours of the new development at levels similar to existing ambient background levels. It is anticipated that operating hours will be 24 hours a day, 7 days a week. It is not anticipated that noise generated by the new development would significantly increase area noise levels. (Refer to the noise study prepared by JGL included in this submittal.)

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

Construction equipment will be maintained and will comply with jurisdictional noise ordinances. Proposed new landscaping including perimeter landscaping will help contain any noise generated by site activities to within the development site. A noise barrier in the form of an 8' to 11' tall earthen berm with 8' high wood fence and dense landscaping will be constructed along the full frontage of 12th Street East to further contain noise to within the development.

8. Land and Shoreline Use

- 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.**

The portion of the site to be developed under this application is currently vacant land which was just recently cleared and graded by the Port of Tacoma. The portion of the Port property adjacent to the site to the west which is also vacant is a potential habitat mitigation site containing Wapato Creek. The property to the south is a combination of residential and commercial uses. Properties to the east and north are mainly comprised of industrial/warehouse and commercial/manufacturing developments associated with Port of Tacoma operations. Mitigation measures as identified in the noise study include the following:

1. During construction, the construction equipment will be maintained with functioning mufflers to comply with jurisdictional noise ordinances.
2. A noise study was completed on November 20, 2015 by JGL Acoustics, Inc. and is attached. Noise mitigation measures have been recommended in the report and will be implemented as follows:
 - a. Between 2 to 4 AM, the following restriction shall apply:
 - i. Limited truck access at the southwest and south center entrances
 - ii. Limited truck and trailer operations backing up to the trailer storage area between the southwest and south-center entrances
 - iii. Operation of trailers with refrigeration units will be limited between 2 am and 4 am within the southwest and south-central driveways
 - b. Forklifts operating on the site will be equipped with broadband backup beepers to minimize noise impacts and meet the City of Fife Noise Ordinance
 - c. All mechanical and electrical equipment shall be selected and located reasonably from the south property lines to ensure that the noise from these units do not exceed the noise ordinance for daytime and nighttime limits
3. A densely landscaped earthen berm with 8' cedar fence will be constructed along the north side of the 12th Street to provide the noise barrier. The proposed berm with fence will be approximately 16' to 19' tall measured from the 12th Street East.

- b. **Has the 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?**

It is likely that some of the development site and surrounding areas were used for agricultural activities in the beginning of the 20th century and continued with agricultural uses up until approximately the mid 1960's. No recent agricultural uses are known.

- 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:**

There are no current agricultural operations in the area which could affect or be affected by the proposal.

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

There are no structures on the site.

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

No structures will be demolished under this proposal.

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

The current City of Tacoma zoning classification of the site is Heavy Industrial (M-2) with a Manufacturing/Industrial Center overlay. The property to the east and south is located in the City of Fife and is zoned Industrial with some smaller areas of Neighborhood Commercial and Business Park.

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

The current comprehensive plan designation is manufacturing and distribution center, high Cube Warehouses/Distribution Center.

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.**

According to City of Tacoma's environmentally sensitive area information, the site contains areas designated as Aquifer Recharge on portions of the east side of the site and the entire site is classified as Habitat Corridor and Volcanic Hazard area. Areas of steep slopes, mostly 25% to 40%, are also located along the eastern border of the site within the Fife Ditch.

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

Approximately 1,500 to 2,000 persons are estimated to work at the completed warehouse distribution facility depending on the tenants and uses.

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

No persons will be displaced with development of the proposed project.

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

No specific measures are proposed.

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

The proposed development is an allowable use within the current City of Tacoma zoning and comprehensive land use designations and the project will be designed to meet all City of Tacoma design and construction standards for projects of this type.

9. Housing

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

Not applicable.

- 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 tallest height to the parapet at the office area of the buildings is 45-foot; the tallest height to the highest perimeter at the truck courts is 48-foot and the tallest roof ridge on the buildings is 55-foot. The principal exterior building materials will be painted tilt-up concrete with two-story glass entries with painted metal canopies and painted metal trim and accent colors.

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

The site and surrounding areas are generally flat and therefore, no views exist beyond the commercial and industrial facilities located adjacent to the site. There may be views to the southeast of Mount Rainier but the project will not obstruct views from the northwest as the adjacent properties to the northwest are currently Port of Tacoma outside storage lots and the future Highway 167 connection.

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

Construction of an earthen berm, the use of dense perimeter and interior landscaping, and the construction of an 8' high sight obscuring fencing to provide some visual buffers and shielding for the development along 12th Street East. (Please refer to the Visual/Aesthetic Summary letter provided by Craft Architects for additional information. A copy is included with this submittal.)

11. Light and Glare

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

Light from vehicular traffic traveling to and from the site might be present during early morning and evening hours. Light from parking lot lighting and glare from building window glass could also occur as a result of the proposed development.

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

It is not anticipated that light or glare created by the project will be a safety hazard or interfere with views.

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

Light from vehicular traffic on adjacent roadways, street lighting and glare from window glass of nearby developments could be present but will not impact the project.

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

All parking lot lighting will be directed downward to minimize light and glare from leaving the site (less than 0.5 fc at the property line) and building window glass will be non-glare. The installation of perimeter landscaping will help contain light or glare to within the development.

12. Recreation

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

No formal or informal recreational opportunities exist in the immediate area.

- 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.**

No specific measure is proposed.

13. Historic and Cultural Preservation

- 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 eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

There are no places or objects listed or proposed for any registers on or adjacent to the site according to the Washington Department of Archeology Historic Preservation's WISAARD website. For additional information, please see the Cultural Resource Assessment prepared for the project dated November 6, 2008 through March 25, 2016.

Numerous historic and cultural resource assessments have been conducted on the portion of the proposal located on Port of Tacoma property and the proposed offsite improvement areas. Inadvertent discovery plan has been prepared as noted in the SEPA Checklist.

- 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.

The site is located in an area of Tacoma that has been extensively developed over the years and no historic content is known to exist. A Cultural Resources Assessment was previously prepared for the Port of Tacoma for the grading and habitat project. For additional information, please see the Cultural Resource Assessment prepared for the project dated November 6, 2008 through October 15, 2015.

- 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.**

An archaeological assessment of Parcel 14 and a Cultural Resources Assessment for the Blair-Hylebos area were previously conducted to assess the potential for impact to cultural and historic resources. Please refer to copies included with this submittal.

- 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.**

As no cultural resources have been identified onsite, no specific measures are proposed, however, if cultural artifacts were uncovered on the site during construction, the work would be halted immediately. The Port of Tacoma as well as other proper agencies would be notified and the procedures in the Port's Inadvertent Discovery Plan would be implemented.

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 primary roadways serving the proposed site include I-5, 54th Avenue East, 8th Street East, Alexander Avenue East, Pacific Highway East, SR509 and 12th Street East. Access to the site will be provided via four proposed full access driveways; one on 12th Street East at 46th Avenue East, one on 12th Street East at approximately 50th Avenue East, one on 12th Street East at approximately 52nd Avenue East, and finally one at the terminus of 8th Street East to the west of 54th Avenue East.

- b. **Is site of 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 nearest transit stop is located approximately 1/3 mile from the site at the intersection of Pacific Highway East and 52nd Avenue East.

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

The proposed project will create approximately 1,222 parking stalls and 278 trailer storage stalls. No parking stalls will be eliminated.

- 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)).**

Yes, additional roadway improvements will be completed as part of the project as outlined below:

1. 8th Street East to the west of 54th Avenue East will be improved to a three-lane section per City of Fife street standards with street illumination, curb, gutter, sidewalk (north side) and left turn lane and taper on westbound approach.
 2. 12th Street East will be improved to a three-lane section per City of Fife street standards with a center two-way left-turn lane, bike lanes and a sidewalk on the south side of the roadway from 46th Avenue East to 52nd Avenue East. The design will provide for pedestrian safety and emergency vehicle access.
 3. 46th Avenue East and 12th Street East intersection: with a proposed site access on the north side of the 46th Avenue East and 12th Street East intersection; the intersection will be designed with curb bulbs, narrow lanes, and signage to prohibit trucks from using 46th Avenue East and 12th Street East west of 46th Avenue East. The intersection will be constructed with input and approved by the City of Fife engineer. A conceptual plan is included in the proposed SEPA plans.
 4. A sidewalk extension on Willow Road between 12th Street East and Pacific Highway (within the existing right-of-way) will be provided as a pedestrian link.
 5. The intersection at Alexander and 12th Street East will be designed with a raised island, and signage (within the existing right-of-way) to prohibit trucks from using Alexander to access 12th Street East. A conceptual plan is included in the proposed SEPA plans.
 6. Overhead electrical utilities will be relocated underground along the south property line.
 7. Impacts to residents along 12th Street East, specifically impacts to existing right-of-way encroachments, will be minimized by the Port's contributing land to create an additional right-of-way for the proposed 12th Street East improvements. Land will be dedicated to the City of Tacoma, and then a city line boundary adjustment will be made between the City of Tacoma and City of Fife.
- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The project will not use water, rail or air transportation. The project site is however, located less than one mile from the Port of Tacoma, which is a major rail hub and seaport.

- f. **How many vehicular trips per day would be generated by the completed project? 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?**

The trip generation estimates and estimated truck trips for the proposed project were

based on trip rates documented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition for High-Cube Warehouse/Distribution Center*. The peak hour is defined as the peak hour of adjacent street traffic. For the AM peak that is the single highest hour between 7 am and 9 am and for the PM peak that is the single highest hour between 4 pm and 6 pm.

The proposed project is estimated to generate a total of 2,940 new weekday daily trips with 219 new trips occurring during the weekday AM peak hour (151 entering, 68 exiting) and 224 new trips occurring during the weekday PM peak hour (69 entering, 155 exiting). Of the 2,940 total daily trips generated by the proposed project, 1,120 trips (38%) are estimated to be truck trips. Of the 219 total AM peak hour trips generated by the proposed project, 53 (24%) are estimated to be truck trips. Of the 224 total PM peak hour trips generated by the proposed project, 70 (31%) are estimated to be truck trips. (Please refer to the Traffic Impact Study dated 4/19/2016 prepared by TENW included in the submittal.)

g. **Will the proposal interfere with, affect or be affected by the movement of agriculture and forest products on roads or streets in the area? If so, generally describe.**

The project will not affect, or be affected by the movement of agricultural or forest products in the area.

h. **Proposed measures to reduce or control transportation impacts, if any.**

The following voluntary improvements are planned as part of the project:

1. 8th Street East to the west of 54th Avenue East will be improved to a three-lane section per City of Fife street standards with street illumination, curb, gutter, sidewalk (north side) and left turn lane and taper on westbound approach. Additional improvements at the 8th street East and 54th Avenue East intersection will include widening of the curb radius and providing additional sidewalks as well as reconstruction of the existing traffic signal and mast arms and utility relocations. The traffic signal will be furnished with a CCTV camera and associated wiring, equipment and controller components to provide a video feed for remote viewing. These additional provisions are being offered as the developer's contribution to support ITS (Intelligent Transportation System) needs to the Tacoma tideflats.
2. 12th Street East will be improved to a three-lane section per City of Fife street standards with a center two-way left-turn lane, bike lanes and a sidewalk on the south side of the roadway from 46th Avenue East to 52nd Avenue East. The design will provide for pedestrian safety and emergency vehicle access.
3. Access to the property is proposed at three locations along 12th Street East (at approximately 46th Avenue East, 175 ft east of 49th Avenue East or Wapato Street East, and 52nd Avenue East) and one location at 8th Street East
4. 46th Avenue East and 12th Street East intersection, with a proposed site access on the north leg of the 46th Avenue East and 12th Street East intersection, the intersection will be designed with curb bulbs, narrow lanes, and signage to prohibit trucks from using 46th Avenue East and 12th Street East west of 46th Avenue East. The intersection will be constructed with input and approved by the City of Fife engineer. A conceptual plan is included in the proposed SEPA plans.
5. A sidewalk extension between 12th Street East and Pacific Highway within existing right-of-way will be provided as a pedestrian link on either Willow Road or 47th Avenue East
6. The intersection at Alexander and 12th Street East will be designed with curb bulbs or raised island

and signage within the existing right-of-way to prohibit trucks from using Alexander to access 12th Street East. A conceptual plan is included in the proposed SEPA plans.

7. Pro-rata share contribution to City of Fife for planned traffic improvements at the intersection of 54th East and Pacific Highway to improve signalization and traffic flow
8. If the land use changes from what is presented and the traffic exceeds the predicted Peak Hour trips, the applicant shall provide additional traffic scoping based on actual uses and determine if additional offsite improvements are required. Applicant is responsible for the additional offsite improvements based on the revised traffic study before the issuance of the certificate of occupancy.
9. All necessary right-of-way necessary for the offsite improvements will be obtained and dedicated to the appropriate jurisdiction.
10. The project is responsible for paying traffic impact fees to City of Fife as calculated per the TIF. Credits against the impact fees will be in accordance with FMC 20.10.100.

15. Public Services

- a. **Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)? If so, generally describe.**

Yes, the proposed development will result in an increase in the need for public services such as police, fire and medical services.

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

Construction of roadway improvements to existing public roadways, improvements to the ITS (Intelligent Transportation System), construction of a looped fire line water system and new fire hydrants and fire sprinkler system installed in all buildings will help to reduce impacts to public services. Payment of utility connection charges, utility system development charges and traffic mitigation fees, if required, will also help to mitigate public service impacts.

16. Utilities

- a. **Underline utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other storm drainage.
- 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.**

Electricity:	Tacoma Power
Natural Gas:	Puget Sound Energy
Water:	City of Fife
Sanitary Sewer:	City of Fife
Telephone:	CenturyLink
Cable:	Comcast or Tacoma Click
Refuse Service:	Murrays Disposal

Water - Water service will be provided by the City of Fife water system through an interlocal agreement between the Tacoma Water Department and the City of Fife. New

12-inch water mains will be looped through the site as required to provide required fire hydrant spacing and connection to existing water mains in 8th Street East and 12th Street East. A 12-inch water main will also be stubbed to the southwest corner of the site near 12th Street East for future extension to the west along 12th Street East.

Sanitary Sewer - Sanitary sewer service will be provided by the City of Fife sewer system through an interlocal agreement between the City of Tacoma and the City of Fife. New 8-inch and 12-inch sewer mains will be extended to the site from an existing sewer system within 46th Avenue East located approximately 200 feet south of 12th Street East and then extend north through the site to serve the new buildings. Due to the depth of the existing system, a grinder pump is proposed to serve portions of the proposed building located at the far north end of the site. A new or relocated sewer pump station will also be constructed at the northwest corner of 54th Avenue East and 8th Street East to replace an existing sewer lift station that will be removed as part of the construction of the intersection and roadway improvements.

Power - Power service will be provided by Tacoma Power. An existing high voltage overhead power line system is located on a portion of the site extending from approximately an extension of 8th Street East and will remain in place as part of the development. New underground primary and secondary electrical service lines will be extended from existing electrical distribution lines along 8th Street East or 12th Street East to serve the new buildings.

Natural Gas - Natural gas service will be provided by Puget Sound Energy. New underground gas service lines will be extended through the site as required to serve the new buildings from existing natural gas mainlines located in 12th Street East.

Telephone and Cable - Telephone service will be provided by CenturyLink and cable service will be provided by Comcast or Tacoma Click. New underground telephone and cable services will be extended through the site as required to serve the new buildings from existing telephone and cable service lines located in 8th Street East and 12th Street East.

B. 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.

Signature of Proponent/Applicant: 

Date: November 24, 2015 (Revised March 4, 2016 / Final Revised April 21, 2016)