

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

Alliance – Fircrest

2. Name of applicant:

Jon Graves

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

Jon Graves | 253-272-4214
3110 Ruston Way Ste E, Tacoma, WA 98402

4. Date checklist prepared:

6/13/2022

5. Agency requesting checklist:

City of Fircrest

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

Phasing proposed for construction of first two buildings in front, then the other two toward the back.

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

No

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

- Geotechnical Recommendations – Pan Geo (Jon Rehkopf)
- Phase I Environmental Site Assessment PES Environmental, Inc. (Dan Balbiani)
- Cleanup Action Plan PES Environmental, Inc. (Dan Balbiani)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None currently.

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

Commercial Building Permit or equivalent (including associated site development and utility 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.)

Project site is approx. 413,384ft sq (9.49 Acres). Proposed is a mixed use multifamily complex of approx. 389 units in 4 buildings. Through block connections are planned running in opposing directions. Parks, recreation, and open space are included. Surface and structured parking are proposed.

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.

2119 Mildred Street W, Fircrest, WA 98466.

Legal Description: Section 11 Township 20 Range 02 Quarter 22 : SW OF NW OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD

B. Environmental Elements [\[HELP\]](#)

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

a. General description of the site: Generally flat or rolling, only has a small area of steep slopes

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

- b. What is the steepest slope on the site (approximate percent slope)?
Steepest slope approximately 56%
- 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.
Approximately 5-10 feet of fill on the western half of the site over dense glacial till. Approximately 25-30 feet of fill on the eastern half of the site over dense glacial till. Fill consists of gravel with sand, silty sand, etc.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no surface indications of 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.
The entire site (approx. 10 acres) will be disturbed and is proposed to be a multi-family development. The approximate cut and fill quantities will be equal (approx. 9,000 CY) depending if on-site soils can be re-used for fill. If on-site soils cannot be used for fill, import will be required.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion will occur as a result of clearing/construction unless appropriate erosion control measures are put in place. These measures included but are not limited to: stabilized construction entrance, wheel wash, filter fabric fence, swales with checkdams, temporary sediment trap. These erosion control measures are temporary and will ensure that construction stormwater runoff from clearing of existing vegetation and infrastructure as well as proposed construction will be intercepted and mitigated before leaving the site.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 90% of the site will be covered with impervious surfaces
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Stock piling, interceptor swales, sediment trap, construction entrance, CB inserts, filter fabric fence, etc.

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions associated with use of combustion engines anticipated during construction (construction equipment/vehicles). Upon completion, the project will not contribute any unusual or uncommon emissions into the air

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

None known

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

Trucks and equipment will be inspected to ensure any emission control devices installed by the manufacturer are properly functional. All construction machinery will be in good mechanical condition to minimize exhaust fumes. Watering the ground as needed during construction will control dust particles. Vehicles that are not being used in construction activities will be shut off.

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

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

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

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

No

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.

None

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

Surface water will not be withdrawn or diverted from the site.

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will not be withdrawn from the site for any purpose.

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.

Sewage will not discharge into the ground. Sewage will discharge to the city's piped sanitary sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Sources of stormwater runoff include roof, paved, and landscaped areas. Stormwater runoff from the site will be collected and conveyed to detention systems sized using a stormwater model.

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

No

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

No

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

Proposed measures to mitigate stormwater runoff will adhere to the 2014 Stormwater Management Manual for Western Washington (DOE Manual). Flow control is required for this project and must match pre-developed durations defined in the DOE Manual. The geotechnical engineer recommends that infiltration not be used due to poor soils. Therefore, detention systems will be used to mitigate stormwater runoff.

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

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?
Very few trees exist on site. Most trees have already been cleared. Vegetation is minimal. Minor vegetation which remains will require removal.
- c. List threatened and endangered species known to be on or near the site.
None known on or near site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Proposed landscaping will meet or exceed Fircrest Municipal Code requirements.
- e. List all noxious weeds and invasive species known to be on or near the site.
None known on or near site.

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

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

Examples include:

birds: hawk, heron, eagle, songbirds, other: ___x___ (pigeon, crow)

mammals: deer, bear, elk, beaver, other: ___x___ (rodent, raccoon, possum)

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
None known on or near site.
- c. Is the site part of a migration route? If so, explain.
Unknown - migratory bird flight path not available on publicly available GIS sources.

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

None proposed.

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

None known on or near site.

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for lighting, heating, and hot water.

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

Project will not affect the potential use of solar energy by 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:

Insulated building heating spaces, insulated glass, set-back thermostats, typical measures used in contemporary buildings of a similar nature and in compliance with the Washington State Energy Code.

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The completed project would have no known environmental health hazards that could occur as a result of this proposal.

Previous environmental investigations conducted at the property have indicated contaminants (petroleum hydrocarbons and limited volatile organic compound [VOCs]) are present in soil beneath an area adjacent to the southeast corner of the existing building on the property. In addition the investigations indicate the presence of arsenic in the fill soil place over the eastern portion of the Property.

Two underground concrete vaults or underground storage associated with previous operations at the site are located east of the existing building.

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

The property was formerly operated for the design and manufacture of marine automatic pilots and other marine navigational aids (e.g., compasses) from approximately 1957 to 2000. As indicated previously, between the years 1972 and 2000, soil fill was deposited throughout the central and eastern portions of the site. During the course of operations at the property, there have been documented releases of certain VOCs, primarily perchloroethene (PCE) to the ground east of the existing building. In addition, a release of paraffin oil from the north adjoining property affected soil near the northern end of the property. Cleanup actions were performed in 1993, 2000, and 2012 to remove and properly dispose of all of the contaminated soil above the applicable cleanup levels in the affected areas. Low concentrations (below cleanup levels) of PCE and paraffin oil may be present in these areas. Perched groundwater in the vicinity and down gradient of these areas did not contain contamination (PCE and/or paraffin oil) at concentrations exceeding cleanup levels. The results of these cleanup actions were reported to the Washington Department of Ecology (Ecology) under its Voluntary Cleanup Program (VCP). Ecology issued an opinion letter in July 2015, indicating that the site meets the cleanup standards for PCE and petroleum hydrocarbons in soil.

Previous investigations of the fill material present in the central and eastern portions of the property indicated the presence of arsenic at concentrations exceeding the CUL predominantly at depths of 15 feet or greater and widely dispersed. The property is located in the Tacoma Smelter Plume (Asarco Area Wide Contamination Plume) and the presence of arsenic at the property is attributed to the historic operation of the Asarco Smelter Plant. The investigation also found arsenic in perched groundwater in 2 of the 6 wells tested at concentrations slightly exceeding the cleanup level. In Ecology's July 2015 opinion letter, Ecology stated that the source of the arsenic is likely attributed to the former operation of the Tacoma Asarco Smelter Plant and the fill material that was imported to the subject property as part of historical grading activities.

- 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.

Soil containing concentrations of PCE may be present in soil near the southeast corner of the existing building and petroleum hydrocarbons may be present along the central portion of the northern property boundary. Based on the results of the previous cleanup action, the PCE and petroleum hydrocarbons are expected to be below applicable cleanup levels. Arsenic is present in the fill soil located within the central and eastern portions of the property. Arsenic is present in perched groundwater within a limited area in the eastern portion of the property.

The current development design includes approximately 9,000 CYDs of cut/fill. If existing soil is not suitable for use as fill on the property, soil removed from the property will require appropriate screening, segregation, and management to insure its proper disposal.

There are two concrete vaults located east of the existing building that were previously used in the manufacturing operations which will be removed during construction

Based on its date of construction, the existing building may contain hazardous building material (e.g., asbestos or lead based paint). Prior to construction the building will be assessed for the presence of hazardous building materials and appropriately abated as needed.

- 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.

During the construction phase of the project, chemicals and fuel associated with construction equipment will be present and properly managed. No hazardous chemicals are anticipated in association with the completed project.

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

No special emergency services will be required. The project will rely on police, emergency medical and fire protection services already available in the area.

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

Ecology has been contacted regarding the presence of arsenic in soil and perched groundwater at the site resulting from impacts due to the Asarco Smelter Plume. A Cleanup Action Plan is being prepared to address the arsenic consistent with the requirements of Ecology's 2019 guidance document for cleanups conducted within the Tacoma Smelter plume (*Tacoma Smelter Plume Model Remedies Guidance, Sampling and Cleanup of Arsenic and Lead Contaminated Soils. Publication Number 19-09-101*). Consistent with Ecology's guidance, the Cleanup Action Plan will utilize the impervious surfaces created by the proposed project (approximately 90 percent of the property) to cap and isolate soil containing arsenic at concentrations exceeding cleanup levels. The Cleanup Action Plan will address impacts to groundwater through an environmental covenant prohibiting the future use of groundwater at the property. The Cleanup Action Plan will be submitted to Ecology for review and approval under the VCP.

In addition to the measures described above, the following measures will be implemented to control potential environmental health hazards;

- A contaminated media management plan (CMMP) will be prepared that describes the actions that will be taken during construction of the proposed development in response to the known soil contamination present at the property. The CMMP will include the following:
 - A requirement that the earthwork contractor performing excavation activities have a health and safety plan in place that describes worker protection methods if contaminated soils encountered;
 - Procedures to properly decommission the existing concrete vaults and remove them from the property; and
 - Procedures to manage contaminated soil when it is encountered during construction.
- Preparation of a Construction Stormwater Pollution Prevention

Plan.

At the conclusion of the implementation of the approved Cleanup Action Plan, removal and disposal of contaminated soil (if any), and removal of the concrete vaults, a report documenting the work completed will be prepared and submitted to the Department of Ecology consistent with the applicable regulations and guidance.

b. Noise

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

Noise from adjacent residential uses; minimal street noise from Mildred St.

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.

Short term noise associated with heavy machinery anticipated to last for duration of construction; post construction long term noise would be commensurate with residential use.

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

BMP's (Best Management Practices) will be implemented to minimize noise levels to the greatest extent possible during construction.

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

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is current undeveloped. Adjacent properties to north, south, and west are commercial. Zoning east of property is residential.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

Structure remaining from industrial use fronts ROW. Two small sheds are located centrally.

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

All structures will require demolition.

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

Current zoning is split Mix Use Urban/Mix Use Neighborhood (MUU/MUN).

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

Commercial Mix Use

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable; no shoreline

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

No

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

Presuming total occupancy is reached, proposed would house at least 389 residents (or more assuming some units will house multiple occupants).

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

None

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

None

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

Preapplication meeting with city staff; design and site plan review; periodic internal review of Fircrest Municipal Code; frequent interface with City of Fircrest reviewers.

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

NA

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

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

The 389 units proposed are of various sizes and intended to serve a diverse range of incomes.

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

None

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

No housing impacts anticipated

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

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

Tallest building proposed is 65'. Exterior materials are primarily fiber cement.

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

Mt Rainier might be visible from the higher units and would potentially obstruct views from structures of a similar height or smaller directly behind the development.

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

Project is designed to improve area aesthetics in compliance with Fircrest Municipal Code design guidelines.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Early morning glare (sunrise) on east facing windows and evening (sunset) glare on west facing windows is expected to be minimal. Times will vary due to seasonal shift.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
None proposed

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Property is located near shopping, restaurants, and other retail/commercial spaces. Project will add public recreational/commercial spaces to area.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Proposed parks, recreation, and open space will add recreational opportunities for residents, guests, and the community in general.

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No

- 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.

No

- 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.

None

- 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.

NA

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site is currently served by Mildred with extensions proposed east/west connection

- 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?

Site is currently about 800' from Pierce Transit Connection Center. Busses to nearly every part of the city can be caught at this location. In addition, route 53 stops within a few feet of proposed development site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Currently there are 7 stalls. Total proposed is 511 with 64 spots dedicated in ROW to City.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
A Transportation Impact Analysis is being prepared and will be submitted/reviewed by City of University Place and the City of Fircrest. Any transportation improvements required to off-set the impacts per agency criteria will be identified in that report.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
The project is expected to generation approximately 1,854 weekday daily trips, with 174 occurring during the AM peak hour and 189 occurring during the PM peak hour. The trip generation projections are based on the proposed development plan and trip rates identified in the ITE Trip Generation manual, 11th Edition (2021).
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No
- h. Proposed measures to reduce or control transportation impacts, if any:
A Transportation Impact Analysis is being prepared and will be submitted/reviewed by City of University Place and the City of Fircrest. Any transportation improvements required to off-set the impacts per agency criteria will be identified in that report.

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

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

Any necessary increase in public services will be determined by the City of Fircrest.

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

The project design intends to follow sustainable practices relative to the integration of local durable products and high efficiency and performing systems. The campus design includes pedestrian and bicycle pathways and the provision of electric car parking and charging stations to promote reducing dependency on fossil fuels. The project will meet or exceed the current Washington State Energy Code. The storm drainage system proposed will reduce the dependence on the public storm system currently connecting to 19th by integrating an onsite detention system that reduces outflow compared to the current site storm system. The project will include fair contribution to impact fees to further support public services.

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

- a. Circle utilities currently available at the site:

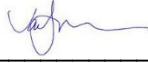
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- 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.

Proposed utilities include water, sanitary sewer, and electricity. Utility connections on adjacent properties will be required for sanitary sewer and water. On-site construction activities will include laying pipe/duct banks for utility installation. City of Fircrest to provide water. Electricity provided by TPU.

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

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____ 

Name of signee _____ Jon Graves _____

Position and Agency/Organization _____ Principal Architect/G+A _____

Date Submitted: _____ 6-13-2022 _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet 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:

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.