



## Mitigated Determination of Nonsignificance (MDNS)

SEPA File Number: SEP2015-40000257767

**To:** All Departments and Agencies with Jurisdiction

**Subject:** Mitigated Determination of Nonsignificance

In accordance with *Washington Administrative Code (WAC)* 197-11-350, a copy of the Mitigated Determination of Nonsignificance (MDNS) for the project described below is transmitted.

**Applicant:** Benjamin Ryan Communities LLC  
10209 Bridgeport Way SW, Suite B6  
Lakewood, WA 98499

**Proposal:** Construction of 40-unit apartment complex and an associated parking lot for 40 cars. The site is located in the "UCX STGPD" Urban Center Mixed-Use District and South Tacoma Groundwater Protection District.

**Location:** 2530 & 2540 South 42<sup>nd</sup> Street, parcel numbers 6850000110 & 4647000550

**Lead Agency:** City of Tacoma

**City Contact:** Dustin Lawrence  
Associate Planner  
Planning and Development Services  
747 Market Street, Room 345  
Tacoma, WA 98402  
253-591-5845 | [dlawrence@cityoftacoma.org](mailto:dlawrence@cityoftacoma.org)

The Responsible Official for the City of Tacoma hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information on file with the City of Tacoma, and the policies, plans, and regulations designated by the City of Tacoma as a basis for the exercise of substantive authority under the *Washington State Environmental Policy Act (SEPA)* pursuant to *RCW* 43.21C.

## **Findings of Fact:**

### **General:**

1. Proposed is the construction of two, four-story apartment buildings with a total of 40 residential units, an associated parking lot for 40 cars. Yard space for the development will be provided through private decks serving each unit. The site is located in the "UCX STGPD" Urban Center Mixed-Use District and South Tacoma Groundwater Protection District.

An environmental review is required for the proposal in accordance with the SEPA, *RCW* 43.21C, Washington Administrative Code (*WAC*) 197-11, and *Tacoma Municipal Code (TMC)* 13.12 Environmental Code. The 20 unit threshold for residential units is being exceeded (*WAC* 197-11-800(1)(c)); hence the request requires a SEPA determination.

### **Earth:**

2. The project proposes to comply with all regulations including the *International Building Code (IBC)* Appendix J (Grading) as adopted and amended by the City of Tacoma, as well as *TMC* Chapter 13.06 Zoning and Chapter 13.11 Critical Areas Ordinance.
3. Soil contamination issues associated with the Asarco Plume are addressed in the Environmental Health subsection of this document.

### **Air:**

4. Watering of exposed soil during construction to suppress dust will ensure that no impacts to ambient air quality will result from the project.

### **Water:**

5. The project will meet all requirements of the current and any future revisions to the Stormwater Management Manual, the Critical Areas Ordinance and other City regulatory requirements related to stormwater.
6. No regulated wetlands, streams, or associated buffers have been identified on the project site pursuant to *TMC* 13.11 Critical Areas Ordinance.

### **Plants:**

7. The proposed project will meet *TMC* 13.06.502 Landscaping/Buffering Standards.

### **Aesthetics:**

8. The proposed project will meet *TMC* 13.06.501 Building Design Standards, *TMC* 13.06.502 Landscaping/Buffering Standards, and *TMC* 13.06.503 Residential Compatibility Standards.
9. The proposed structures will be four stories each, with building 1 having 12,720 square feet in area and building 2 having 11,304 square feet in area. Each building will have its frontage oriented to the west facing its respective parking lot. Both the north and south elevations of the proposed structures will contain blank wall surfaces visible to the properties to the north and south.
10. The *Comprehensive Plan* contains the following policies pertaining to design and development:
  - Policy DD-1.1 - Encourage excellence in architecture, site design, and infrastructure and durability in building materials to enrich the appearance of a development's surroundings.

- Policy DD–1.3 - Design buildings and streetscape of a human scale to create a more inviting atmosphere for pedestrians.
- Policy DD–1.6 - Encourage the development of aesthetically sensitive and character-giving design features that are responsive to place and the cultures of communities.
- Policy DD–1.8 - Enhance the pedestrian experience throughout Tacoma, through public and private development that creates accessible and attractive places for all those who walk and/or use wheelchairs or other mobility devices.

**Animals:**

11. No state or federal candidate, threatened or endangered plant or animal species, or habitat has been identified on the project site.

**Energy and Natural Resources:**

12. The proposed project will comply with the City's Energy Code.

**Environmental Health:**

13. According to the Department of Ecology (Ecology) Facility/Site Atlas, the site is located within the Tacoma Smelter Plume with an arsenic concentration range of "Non-Detect to 20.0 ppm". Due to the facility atlas indicating that arsenic concentration is below the Model Toxics Control Act standards, no further review of the site relative to Asarco contamination is required at this time.
14. All requirements of the Tacoma-Pierce County Health Department (TPCHD) and Ecology will be met.

**Noise:**

15. All WAC noise levels shall be met.
16. Activities at the site shall comply with all applicable provisions of TMC 8.122 Noise Enforcement.

**Land Use:**

17. The project is a permitted use within the "UCX STGPD" Urban Center Mixed-Use District and South Tacoma Groundwater Protection District and will not require a discretionary land use permit.
18. The Comprehensive Plan designation for the site is Tacoma Mall Regional Growth Center.

**Housing:**

19. The project will provide 40 units of housing. No adverse impacts to housing will result from the proposal.

**Recreation:**

20. The project will not be developed on property designated as open space or public recreation area. No adverse impacts to recreation will result from the proposal.
21. The *Comprehensive Plan* contains the following policies pertaining to parks and recreation:
  - Policy P–1.3 - Foster social equity by providing a wide range of accessible, inclusive, affordable, convenient and safe opportunities to meet the diverse needs of the changing community.

- Policy P-1.7 - Encourage the multiple use of recreation and open spaces to meet community demands.

**Historical and cultural preservation:**

22. The project is not located within or adjacent to any property listed on the Tacoma, Washington State or National Registers of Historic Places, and is not within proximity to any known archaeological site or archaeological site that is inventoried by the State of Washington Department of Archaeology and Historic Preservation. Additional review of impacts to cultural resources may be required for projects under the jurisdiction of federal agencies under Section 106 of the National Historic Preservation Act (36 CFR 800).

**Transportation:**

23. The project will comply with *TMC* 13.06.510 Off-street parking and storage areas.
24. The Public Works Engineering Division indicates that the traffic volumes generated by the proposal will not result in significant adverse impacts to the City's street system.
25. The *Comprehensive Plan* contains the following policies pertaining to transportation:
- Policy 3.9 - Pedestrian Facilities - Make all streets in Tacoma safe for walking and traveling with assistive devices using context sensitive designs for sidewalks, crosswalks, trails, and other pedestrian walkways or facilities. Pedestrian priority areas, transit corridors, recreational trails, streets experiencing frequent collisions involving pedestrians or other pedestrian safety problems, and streets connecting pedestrian-oriented land uses shall receive high quality pedestrian facilities and amenities that meet standards set by the United States Access Board as funding is available. See the MoMaP Update in Appendix C for more detail.
  - Policy 6.4 - Support Mixed-Use Centers - Serve and support the existing MUCs and aid Tacoma in attracting new investments by giving high priority to those transportation facilities that serve these centers. Increase the livability of the MUCs by providing transportation choices and integrating amenities that create a safe and inviting environment for walking, bicycling, and taking public transit. Transportation facilities should include context-sensitive design that considers the unique needs of each neighborhood, such as on-street parking and public spaces.

**Public Services/Public Utilities:**

26. Project concurrency certification or an appropriate mitigation will be completed at the building permit review stage.
27. The project will comply with emergency vehicle circulation requirements.
28. Fire protection must be provided in accordance with the requirements of *TMC* 3.02 Fire Code. The site access and on site circulation as shown in the SEPA documents do not appear to comply with current fire code. Additional space for a turnaround and our other means to satisfy access requirements will be necessary.

**CONCLUSION OF THE RESPONSIBLE OFFICIAL:**

Existing regulations contained within the *TMC* address many of the potential environmental impacts associated with this project. These are noted on the environmental checklist for the project and in the MDNS. Potential environmental impacts identified during the project review that are not fully addressed by these or other existing regulations may be subject to mitigation through the adoption of additional conditions based upon the project's consistency with

applicable policy guidance set forth in the City's *Comprehensive Plan*. Based upon the policies set forth in the Findings of Fact Numbers 9, 20, and 24 above, additional mitigating measures are necessary to address potential impacts associated with the proposal.

**Mitigation Measures:**

The following mitigation measures are required by the City and outside regulatory agencies to address and mitigate for the potential impact created by the proposed project:

**1. Aesthetics:**

- In addition to the design standards outlined in *TMC 13.06.501*, all four elevations for each of the proposed apartment buildings shall incorporate mass reduction standards, windows and openings (façade transparency and solar access), façade surface standards, and pedestrian standards. By incorporating additional design standard on all four elevations of the proposed structures, a more inviting atmosphere will be created, the pedestrian experience will be enhanced, and the developments appearance will be enhanced.

**2. Recreation:**

- The applicant shall modify the proposal to include a 2,000 square foot useable open space area. The open space may be a sport court, playfield, picnic area, playground, or similar feature that can be used for recreation. Landscaped areas less than 15 feet in width along the sides of the building and parking lot shall not be used to satisfy this requirement. While individual decks are proposed for each unit, the overall area is not adequately served by recreation space.

**3. Transportation:**

- In addition to the pedestrian connections provided throughout the development and to South 42<sup>nd</sup> Street, an additional pedestrian connection shall be provided to the Tacoma Mall parking lot to the south. The connection shall be designed and constructed to all City standards. It is recommended that the pedestrian connection be a continuous, direct, north-south connection from 42<sup>nd</sup> to the south property line. Incorporation of the pedestrian connection will increase modes of transportation through the district, contribute towards a pedestrian environment, and connect the development to other commercial uses.

**Issuance of MDNS:**

This MDNS is issued under *WAC 197-11-350 (2)*. The City of Tacoma will not act on this proposal for 15 days from the date of issue. Comments must be submitted by closing of the comment deadline. The Responsible Official will reconsider the MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline. No permits may be issued, and the applicant shall not begin work, until the comment deadline has expired and any other necessary permits are issued.

Additionally, the City of Tacoma has determined that this project does not have a probable significant adverse impact on the environment. The proposal will have no significant adverse environmental impacts to fish and wildlife, water, noise, transportation, air quality, environmental health, public services and utilities, or land and shoreline use. An environmental impact statement (EIS) is not required under *RCW 43.21C.030(2)*. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

There is no administrative appeal opportunity for this Determination. Appeals may be filed at the Superior Court of the State of Washington for Pierce County within 21 days after the building permit is issued. Appeals to the Superior Court shall be taken in accordance with procedures and limitations set forth in *RCW 43.21C.075*. A copy of the appeal shall be filed with Planning and Development Services, and with the City Attorney's Office, 747 Market Street, Tacoma, WA 98402.

Responsible Official: Peter Huffman

Position/Title:  Director, Planning and Development Services

Signature: \_\_\_\_\_

SEPA Officer Signature:  \_\_\_\_\_

Last Day to Comment: AUGUST 17<sup>TH</sup> 2016 \_\_\_\_\_

**NOTE:** The issuance of this *SEPA* Determination does not constitute final project approval. The applicant must comply with all other applicable requirements of the City of Tacoma Departments and other agencies with jurisdiction prior to receiving construction permits.

cc: Benjamin Ryan Communities, 10209 Bridgeport Way SW, Suite B6, Lakewood, WA 98499  
South Tacoma Neighborhood Council, Chairperson

cc via email:

Washington Department of Ecology, [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)  
Tacoma-Pierce County Health Department, SEPA, [SEPA@tpchd.org](mailto:SEPA@tpchd.org)  
Planning and Development Services, Reuben McKnight, Peter Huffman, Ian Munce  
Washington State Office of Archaeology & Historic Preservation, Gretchen Kaehler,  
[gretchen.kaehler@dahp.wa.gov](mailto:gretchen.kaehler@dahp.wa.gov)  
Elliott Barnett, PDS  
Chris Seaman, Tacoma Fire Department  
Jennifer Kammerzell, Public Works

## 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:*** [\[help\]](#)

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:***

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

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

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

#### **A. BACKGROUND** [\[help\]](#)

1. Name of proposed project, if applicable:

Pinnacle Pointe Apartments

2. Name of applicant:

Benjamin Ryan Communities LLC

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

Mailing Address: 10011 Bridgeport Way SW, Suite 1500-211 Lakewood, WA 98499  
Contact: John Bays johnb@benjamin-ryan.com

4. Date checklist prepared:

September 23, 2015

5. Agency requesting checklist:

City of Tacoma

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

Construction is anticipated to begin in the Fall of 2016. Anticipated completion date is Spring/Summer 2017

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.

A Geotechnical Report was prepared by Geo Resources on April 22, 2015. To our knowledge, no other environmental information has been prepared, or will be prepared for this project.

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.

To our knowledge, no applications are pending for governmental approvals of other proposals directly affecting the property covered by this proposal.

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

Building Permit, Fill and Grade Permit, Right-of-Way Permit.

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.)

This project proposes to construct 2 – 4 story wood framed apartment buildings on Southwest



corner of the parcel located at 2525 South 43rd Street in Tacoma WA. The site is mostly covered in asphalt parking lot, but the proposed building pad in southwest corner is not developed. The Building pad is comprised of two individual tax parcels(6850000110,4647000550) When combined the site generally measures about 185 feet wide (east to west) by 180 feet deep(north to south) and encompasses about 0.75 acres. Proposed development will include the 2 buildings and at grade surface parking with carports.

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. See Attached Exhibit "A"

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

### 1. Earth

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

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

- b. What is the steepest slope on the site (approximate percent slope)? Approximately 7%
- 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.

3-4 inches of root mat over 1-4 feet of surficial fill consisting of medium stiff sandy silts with gravel and/or medium dense silty, gravelly sands over ice contact soil up to 10 feet below existing grades. To our knowledge, there is no long-term agricultural significance of these soils. Soil removal will be kept to a minimum in an effort to balance the site.

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

None to our knowledge.

- 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 project site will be subject to grading for the purpose of project development, to promote positive drainage throughout the site, and to avoid any negative impact to adjoining properties and Rights of Way. It is our intent to balance the site with respect to cut and fill. To the maximum extent possible, once final grading quantities are determined

this SEPA will be amended appropriately.

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

Erosion is always a possibility during construction. Appropriate Best Management Practices will be implemented to keep sediment from adjacent rights-of-way, properties, and drainage systems.

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

Approximately 60% of the site will be covered with impervious surfacing after project construction

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any  
Applicable Best Management Practices such as silt fencing, catch basin sediment protection, straw wattles, and interceptor ditches with check dams, temporary sediment trap/pond, etc.

Standard BMP's will be used depending on the time of year and the weather conditions.

## 2. Air

- 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.

Exhaust from construction equipment, dust from construction equipment, dust from concrete saw cutting is also possible.

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

None to our knowledge, except for possible emissions from construction equipment.

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

Keep construction equipment in proper working order. Keep project site clean of dust through the use of water trucks or other appropriate cleaning method.

## 3. Water

- 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.

None

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.

none

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.

No

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:**

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.

No

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 will be discharged into the ground

**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.

Storm water runoff will be collected and conveyed to a flow control facility (if thresholds are exceeded) after a water quality facility (if thresholds are exceeded). This runoff will then enter the existing City of Tacoma tightline conveyance system.

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

It is always possible for a spill to occur; however, proper measure will be implemented to keep this from occurring. Under normal construction operation, no spills or waste materials are anticipated to enter ground or surface waters.

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:

If applicable thresholds are met, water quality and quantity facilities will be implemented. No changes to existing drainage patterns are anticipated.

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

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

- deciduous tree: alder, maple, aspen, other ← Species undetermined by survey
- evergreen tree: fir, cedar, pine, other ← Species undetermined by survey
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- 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?

Yet to be determined

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

No threatened or endangered species are known to be on or near the site

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance

vegetation on the site, if any:

Landscaping will be provided to enhance the site in accordance with City of Tacoma requirements.

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

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

## 5. Animals

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

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

To the best of our knowledge, no animals or birds of any significance have been observed on or near the site or are known to be on or near the site.

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

To our knowledge, no threatened or endangered species are known to be on or near the site.

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

To our knowledge, the site is not part of a migration route.

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

None, as there is no known wildlife on the site to be preserved or enhanced. If wildlife is discovered, appropriate measures will be implemented.

- 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? Describe whether it will be used for heating, manufacturing, etc.

To our knowledge, energy needs will be met by natural gas and electricity.

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

No

- 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:

It is anticipated that fixtures and site improvements will be energy efficient to the maximum extent possible.

## 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.

Although there is always the potential for accidents to occur, no environmental health hazards are expected as a result of this proposal

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

None to our knowledge.

- 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.

None to our knowledge

- 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.

Paints, solvents, gasoline, and other construction material. No toxic or hazardous

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

No special emergency service are anticipated to be required. In the event of an accident, existing fire, police and utility companies (in case a utility is severed) in anticipated to be sufficient.

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

Good housekeeping on the site and proper implementation of preventative measures.

## b. Noise

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

Normal noise from construction activities (power tools) and construction equipment. Routine traffic noise.

- 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

Normal noise from traffic and construction activities, which will be limited to hours determined by the City of Tacoma

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

Construction sequencing to have reduced noise levels during normal times when people are home from work.

## 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 site is currently vacant. The proposal, except for a slight increase in traffic and increased volume at nearby shopping venues, is not anticipated to affect current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.

Not to our knowledge

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 non-farm or non-forest use?

None to our knowledge

- 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.

No buildings are currently on the site. The site is currently vacant

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

No structures will be demolished

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

RCX – Residential Mixed Use

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

High Density Urban Residential

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.

Not to our knowledge

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

Approximately 100.[\[help\]](#)

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

None to our knowledge

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

Not applicable, as nobody is anticipated to be displaced

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

Code review and compliance, Project review and concurrence from City of Tacoma.  
Coordination with City of Tacoma.

i. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Review and conformance to applicable City of Tacoma codes and planning strategies

## 9. Housing

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

A total of **40** apartments are proposed. It is anticipated, but not entirely known, that they will be for middle-income families.

b. Approximately how many units, if any, would be eliminated? Indicate whether high,



middle, or low-income housing.

None, as the site is currently vacant.

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

Coordinate with City of Tacoma and adherence to applicable City of Tacoma codes.

## 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?

Approximately 46 feet from finish grade. To the best of our knowledge, 7/16" OSB with siding and vapor barrier. Roof material will be standard 30-year asphalt shingle.

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

None to our knowledge

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

Coordination with the City of Tacoma.

## 11. Light and glare

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

Street lighting (if required) and internal light sources from within the buildings during evening hours.

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

Not to our knowledge.

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

None to our knowledge.

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

Light and glare from this project are not anticipated to produce any negative impacts.

## 12. Recreation

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

Retail shopping, Grocery Stores

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:

No impacts on recreation are anticipated.

### 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 local preservation registers located on or near the site? If so, specifically describe.

Not to our knowledge

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.

Not to our knowledge

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.

No potential impacts are anticipated

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.

No loss, changes to, or disturbance to resources are anticipated

### 14. Transportation

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.

South Steele Street and 43rd.

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?

Yes, the site is served by Pierce Transit. The nearest stop is approximately 100 feet away on Steele.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project proposes 40 parking stalls in addition to the parking provided at each individual residence. No existing parking stalls will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not to our knowledge

- 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?

A formal traffic analysis has not been finalized for this project.

- 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.

Not to our knowledge

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

Coordination with City of Tacoma to determine measures if any transportation impacts are experienced as a result of this project

## 15. Public services

- 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.

Not to our knowledge.

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

No direct impacts on public services are anticipated.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)  
**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.

Storm – Private system connecting to City system  
Sewer – Pierce County sewer  
Natural Gas – Puget Sound Energy  
Electricity – City of Tacoma  
Water – Tacoma Water  
Refuse – Murrey's Disposal  
Telephone – Unknown  
Minor trenching will be required to connect to existing underground utility infrastructure

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: John Bays

Name of signee John Bays

Position and Agency/Organization Manager

Date Submitted: 10.24.15

**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?  
Not anticipated

Proposed measures to avoid or reduce such increases are:  
No increases are anticipated

2. How would the proposal be likely to affect plants, animals, fish, or marine life?  
Very unlikely, except for the existing scrub plants on the site

Proposed measures to protect or conserve plants, animals, fish, or marine life are:  
Retain natural habitat to the maximum extent practical

3. How would the proposal be likely to deplete energy or natural resources?  
Not likely

Proposed measures to protect or conserve energy and natural resources are:  
Energy efficient fixtures and construction methods

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?  
Not likely, as there are none of the above in the immediate vicinity

Proposed measures to protect such resources or to avoid or reduce impacts are:  
Not applicable, as none are in the immediate vicinity

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?  
Not likely as the project is not in the Shoreline designated area

Proposed measures to avoid or reduce shoreline and land use impacts are:  
Not applicable, see response above

6. How would the proposal be likely to increase demands on transportation or public services and utilities?  
A minor increase, if any. Retail facilities are well within walking distance

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

**Not anticipated to be necessary:**

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

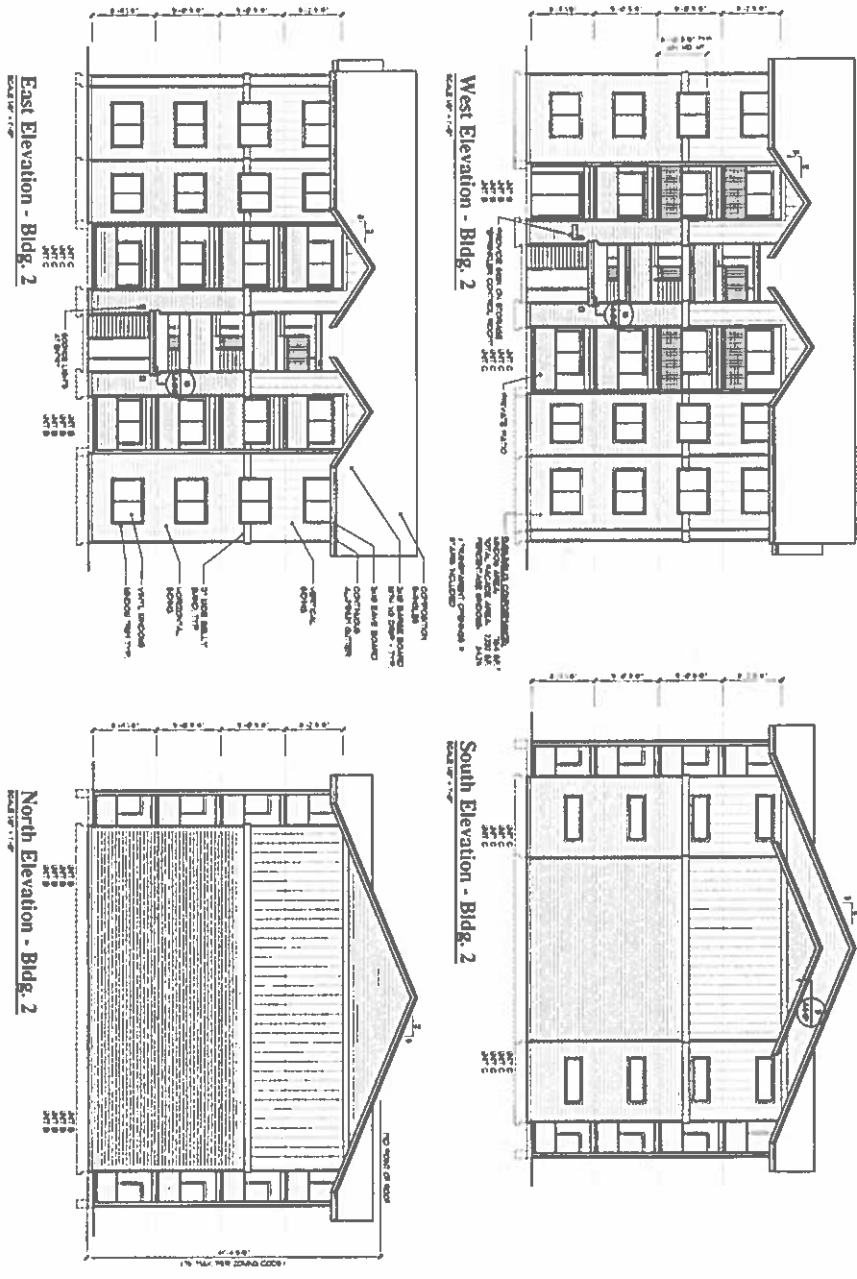
**None anticipated**







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PROJECT NO. : B-010  
 DRAWN BY : PJC, GUS  
 ISSUE DATE : 11-24-18  
 LATEST REV THIS SET: 1

**Pinnacle Point Apartments - Final Design Drawings**  
 Tacoma, Washington

5521 100th Street SW, Suite A, Lakewood, Washington 98499 (253) 584-5207

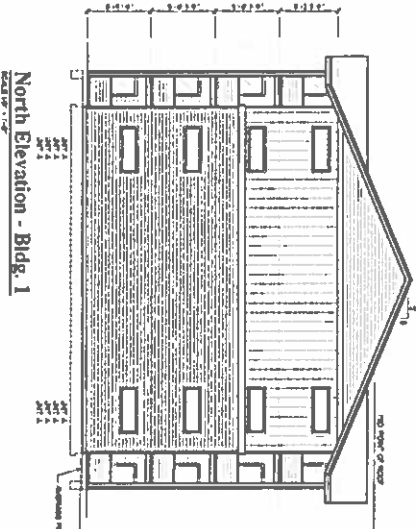
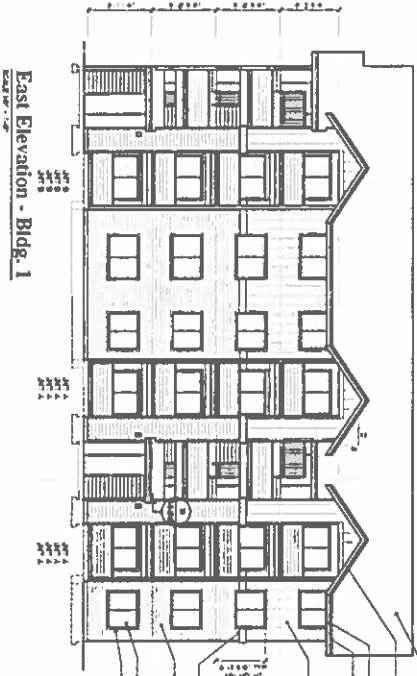
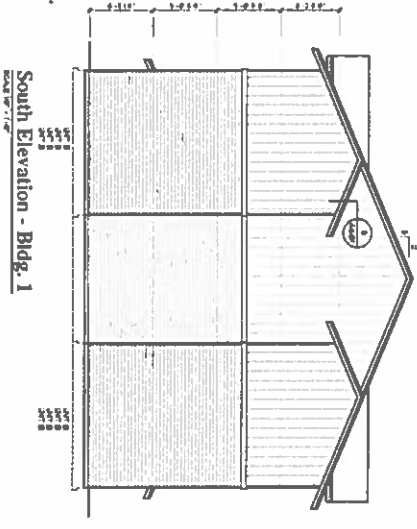
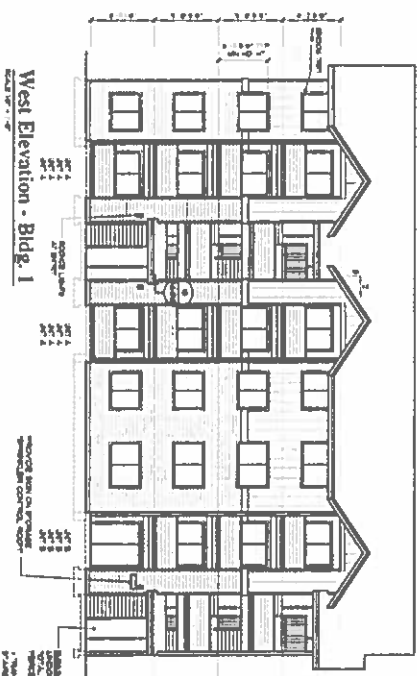
REVISIONS THIS SHEET

REGISTERED ARCHITECT  
 PAUL J. CASEY  
 STATE OF WASHINGTON  
 DAVID L. DECHANT, JR.

Casey + DeChant Architects, LLC Architecture And Planning

A301

- NOTES:**
1. SEE THE 1/4" SCALES FOR THE ELEVATIONS AND SECTION.
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REVISIONS THIS SHEET

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PAUL J. CASEY  
DAVID L. DECHANT JR.

**Pinnacle Point Apartments - Final Design Drawings**  
Tacoma, Washington

PROJECT NO.: 19-010  
DRAWN BY: P.J.C. 05/13  
ISSUE DATE: 05-24-13  
LATEST REV. THIS SET: -

5521 100th Street SW, Suite A, Lakewood, Washington 98499 (253) 564-5207

Casey + DeChant Architects, LLC Architecture And Planning

A300