



6000 Main St. SW,
Lakewood, WA 98499
Phone: (253) 512-2261

SEPA Checklist Application: Downtown Subarea or Lakewood Station District Subarea Planned Action

Number of Copies Required:	Description of Required Documents:	Required: A=always; M=may be
1	SEPA Application Fee	A
1	Applicant/Owner Affidavit of Posting*	A
1	Planned Action Determination – Review Checklist	A
1	SEPA Environmental Checklist	A
1	Operational Characteristics Description (See CDD Handout #6)	A
1**	Site Plan (See CDD Handout #1)	A
1	1 Electronic Copy of Development Plans and application documents	A

1	Traffic Study/Report	M
1	Traffic per Downtown Planned Action Ordinance Exhibit D**** <u>OR</u> Lakewood Station Planned Action Ordinance Exhibit E*****	A
1	Site specific evaluation of groundwater protection	M
1	Landscaping Plan (See CDD Handout #3)	M
1	Irrigation Plan	M
1	Architectural Plans	M
1	Parking Plan (See CDD Handout #2)***	M
1	Tree Retention Plan (See CDD Handout #5)	M
1	Lease Agreement/Owner Approval	M

*The applicant will be required to post a notice board on the property on which City notices can be placed. The notice board shall be a four foot by four foot (4'x4') plywood generic notice board mounted and bolted onto at least two (2) four inch by four inch (4"x4") wood posts and placed securely in the ground. The notice board shall be placed by the applicant in a conspicuous location on the street frontage bordering the subject property.

**If the SEPA application accompanies another permit application other than a building permit application, only 1 copy of the site plan is necessary.

*** Parking Plan is not required if incorporated into site plan

**** The responsible City official shall require documentation by Downtown Planned Action Project applicants demonstrating that the total trips identified in Subsection 3.D(3)(a) are not exceeded, that the project meets the concurrency and intersection standards of Subsection 3.D(3)(b), and that the project has mitigated impacts consistent with Subsection 3.D (3)(c).

***** The responsible City official shall require documentation by Lakewood Station District Planned Action Project applicants demonstrating that the total trips identified in Subsection 3.D(3)(a) are not exceeded, that the project meets the concurrency and intersection standards of Subsection 3.D(3)(b), and that the project has mitigated impacts consistent with Subsection 3.D (3)(c).



ENVIRONMENTAL CHECKLIST APPLICATION FORM

PIERCE COUNTY PARCEL NUMBER (S): _____ ACRES: _____

ADDRESS/LOCATION: _____

PROJECT DESCRIPTION: _____

APPLICANT: (mandatory)

Name: _____ Daytime Phone: _____

Mailing Address: _____

Email Address: _____ Professional License No: _____

Signature: _____ Contact Person: _____

AGENT/ CONSULTANT/ ATTORNEY: (mandatory if primary contact is different from applicant)

Name: _____ Daytime Phone: _____

Mailing Address: _____

Email Address: _____ License No: _____

PROPERTY OWNER 1: (mandatory if different from applicant)

Name: _____ Daytime Phone: _____

Mailing Address: _____

Email Address: _____ Signature: _____

PROPERTY OWNER 2: (if more than two property owners attach additional info/signature sheets)

Name: _____ Daytime Phone: _____

Mailing Address: _____

Email Address: _____ Signature: _____

The above signed property owners, certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we constitute all of the legal owners of the property described above and designate the above parties to act as our agent with respect to this application:

OFFICE USE ONLY:

APPLICATION #: _____ ZONE: _____

DATE APPLICATION RECEIVED: _____ RECEIVED BY: _____

DATE APPLICATION COMPLETE: _____ COMPLETENESS REVIEW BY: _____

Downtown Subarea Planned Action Determination – Review Checklist

Application # _____

Part One: Property and Proposal Information

Applicant			
Property Address and Parcel Num.	Address: _____		
	Parcel ID Number per Pierce County Assessor: _____		
Property Zoning	District Name:	Building Type:	
Property Size in Acres			
Permits Requested (list all that apply)			
	SEPA Checklist Complete? Yes _ No	All Permit Applications Deemed Complete? Yes No	
Existing Land Use	Describe Existing Uses on the Site:		
Proposed Land Use – Allowed per zoning district. Circle All That Apply	<ul style="list-style-type: none"> i. Townhome or cottage dwelling units ii. Multi-family dwelling units iii. Commercial Office iv. Services, v. Medical vi. Hotel and Lodging vii. Retail and Eating and Drinking Establishments viii. Open Space, Parks, Plazas, Trails, Gathering Spaces, Recreation ix. Civic and Cultural Facilities x. Governmental and Utility Facilities xi. Industrial uses that are part of a mixed-use development xii. Other uses allowed in the Downtown Development Code, LMC 18B. 	<p>The following public services, infrastructure, and utilities can also qualify as Planned Actions:</p> <ul style="list-style-type: none"> ▪ onsite roads, ▪ utilities, ▪ parks, trails, and ▪ similar facilities <p>when developed consistent with the Planned Action EIS mitigation measures, City and special district design standards, critical area regulations, and the Lakewood Municipal Code.</p>	
Dwellings	# Existing Dwellings: # _____ Type _____ # _____ Type _____	# Proposed Dwellings Units: # _____ Type _____ # _____ Type _____	Proposed Density (du/ac):
	Dwelling Threshold 2018-2035 Net Increase: 2,257	Remainder as of _____ (mm/dd/year) _____ dwellings	

Non-residential Uses: Building Square Feet	Existing:	Proposed:	
	Commercial Square Feet Threshold 2018-2035 Net Increase: 2.85 million square feet	Remainder as of _____(mm/dd/year) _____square feet	
Public Service and Utilities	Type of Use: _____ Square Feet: _____	Facilities identified in the Downtown Planned Action EIS? Yes: _____No: _____	
Building Height	Existing Stories: Existing Height in feet	Proposed Stories: Proposed Height in feet:	
Parking Spaces	Existing:	Proposed:	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total:	Future Estimated Trips Total:	Net New Trips:
	Source of Trip Rate: ITE Manual _____Other _____	Trip Bank Threshold new PM peak hour trips 2010-2035: 6,658 Remainder as of _____(mm/dd/year) _____trips	

Part Two: Review Criteria

The City’s SEPA Responsible Official may designate as “planned actions”, pursuant to RCW 43.21C.440 and WAC 197-11-164 to 172, applications that meet all of the following conditions (Ordinance 696 Subsection E):

Criteria	Discussion
(a) the proposal is located within the Planned Action Subarea identified in Exhibit A of Ordinance 696;	
(b) the proposed uses and activities are consistent with those described in the Planned Action EIS and Subsection 3.D of Ordinance 696;	
(c) the project is within the Planned Action thresholds and other criteria of Ordinance 696;	
(d) the project is consistent with the Lakewood Comprehensive Plan including the policies of the Downtown Plan incorporated into the Comprehensive Plan and the regulations of the Downtown Plan integrated into the Lakewood Municipal Code;	
(e) the project’s significant adverse environmental impacts have been identified in the Planned Action EIS;	

Criteria	Discussion
(f) the project's significant impacts have been mitigated by application of the measures identified in Exhibit B of Ordinance 696 and other applicable City regulations, together with any conditions, modifications, variances, or special permits that may be required;	
(g) the project complies with all applicable local, state and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation; and	
(h) the project is not an essential public facility as defined by RCW 36.70A.200, unless the essential public facility is accessory to or part of a development that is designated as a Planned Action Project under this Ordinance.	

Part Three: Determination

Applications for planned actions shall be reviewed pursuant to the following process (Ordinance 696 Section 3.G):

Requirement	Discussion
Development applications shall meet all applicable requirements of the Lakewood Municipal Code and this Ordinance in place at the time of the Planned Action Project application. Planned Action Projects shall not vest to regulations required to protect public health and safety.	
Applications for Planned Action Projects shall: (a) be made on forms provided by the City; (b) include the SEPA checklist in WAC 197-11; (c) meet all applicable requirements of the Lakewood Municipal Code and Ordinance 696.	
Is a development agreement proposed? (Optional) If so, are the procedures and requirements of the development agreement met?	

Determination

A. Qualifies as a Planned Action: The application is consistent with the criteria of Ordinance 696 and thereby qualifies as a Planned Action project.

It shall proceed in accordance with the applicable permit review procedures specified in the Lakewood Municipal Code Chapter 18A.20, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

Notice shall be made pursuant to the Lakewood Municipal Code and Ordinance 696 as part of notice of the underlying permits and shall include the results of the Planned Action determination.

If the City's SEPA Responsible Official determines that a proposed project qualifies as a Planned Action Project, he/she shall issue a "Determination of Consistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21C.440(3)(b). If notice is not otherwise required for the underlying permit, no special notice is required.

The review process for the underlying permit shall be as provided in the Lakewood Municipal Code. The Determination of Consistency shall remain valid and in effect as long as the underlying project application approval is also in effect.

Signature	
Date:	

B. Does not Qualify as Planned Action: The application is not consistent with the criteria of Ordinance 696, and does not qualify as a Planned Action project for the following reasons:

- _____
- _____
- _____
- _____

If the City's SEPA Responsible Official determines that a proposed project does not qualify as a Planned Action Project, he/she shall issue a "Determination of Inconsistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to Chapter 1, Laws of 2012 (Engrossed Substitute Senate Bill (ESSB) 6406).

A project that fails to qualify as a Planned Action Project may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet the non-qualifying project's SEPA requirements. The City's SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

SEPA Process Prescribed:

Signature	
Date:	

Lakewood Station District Subarea (LSDS) Planned Action Determination – Review Checklist

Application # _____

Part One: Property and Proposal Information

Applicant			
Property Address and Parcel #	Address: _____ Parcel ID Number per Pierce County Assessor: _____		
Property Zoning	District Name: _____	Building Type: _____	
Property Size in Acres			
Permits Requested (list all that apply)			
	SEPA Checklist Complete? Yes___No ___	All Permit Applications Deemed Complete? Yes___No ___	
Existing Land Use	Describe Existing Uses on the Site:		
Proposed Land Use – Allowed per zoning district. Circle All That Apply	<ul style="list-style-type: none"> xiii. Townhome or cottage dwelling units xiv. Multi-family dwelling units xv. Commercial Office xvi. Services xvii. Medical xviii. Hotel and Lodging xix. Retail and Eating and Drinking Establishments xx. Open Space, Parks, Plazas, Trails, Gathering Spaces, Recreation xxi. Civic and Cultural Facilities xxii. Governmental and Utility Facilities xxiii. Industrial uses that are part of a mixed-use development xxiv. Other uses allowed in the Lakewood Station District Development Code, LMC 18C. 	<p>The following public services, infrastructure, and utilities can also qualify as Planned Actions:</p> <ul style="list-style-type: none"> ▪ onsite roads, ▪ utilities, ▪ parks, trails, and ▪ similar facilities <p>when developed consistent with the Planned Action EIS mitigation measures, City and special district design standards, critical area regulations, and the Lakewood Municipal Code.</p>	
Dwellings	# Existing Dwellings: #_____Type_____	# Proposed Dwellings Units: #_____Type_____	Proposed Density (du/ac):
	#_____Type_____	#_____Type_____	
Dwelling Threshold 2020-2035 Net Increase: 1,722		Remainder as of _____(mm/dd/year) _____dwellings	

Non-residential Uses: Building Square Feet	Existing:	Proposed:	
	Net job increase 2020-2035: 1,276	Remainder as of _____(mm/dd/year)	
Public Service and Utilities	Type of Use: _____ Square Feet: _____	Facilities identified in the LSDS Planned Action? Yes: _____ No: _____	
Building Height	Existing Stories: Existing Height in feet	Proposed Stories: Proposed Height in feet:	
Parking Spaces	Existing:	Proposed:	
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total:	Future Estimated Trips Total:	Net New Trips:
	Source of Trip Rate: ITE Manual _____ Other _____		Net trip increase 2020-2035: 1,950 Remainder as of _____(mm/dd/year) _____trips

Part Two: Review Criteria

The City’s SEPA Responsible Official may designate as “planned actions”, pursuant to RCW 43.21C.440 and WAC 197-11-164 to 172, applications that meet all of the following conditions (Ordinance 752 Subsection E):

Criteria	Discussion
(a) the proposal is located within the Planned Action Subarea identified in Exhibit A of Ordinance 752;	
(b) the proposed uses and activities are consistent with those described in the Planned Action EIS and Subsection 3.D of Ordinance 752;	
(c) the project is within the Planned Action thresholds and other criteria of Ordinance 752;	
(d) the project is consistent with the Lakewood Comprehensive Plan including the policies of the LSDS Plan incorporated into the Comprehensive Plan and the regulations of the LSDS Plan integrated into the Lakewood Municipal Code;	
(e) the project’s significant adverse environmental impacts have been identified in the Planned Action;	

Criteria	Discussion
(f) the project's significant impacts have been mitigated by application of the measures identified in Exhibit B of Ordinance 752 and other applicable City regulations, together with any conditions, modifications, variances, or special permits that may be required;	
(g) the project complies with all applicable local, state and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation; and	
(h) the project is not an essential public facility as defined by RCW 36.70A.200, unless the essential public facility is accessory to or part of a development that is designated as a Planned Action Project under this Ordinance.	

Part Three: Determination

Applications for planned actions shall be reviewed pursuant to the following process (Ordinance 752 Section 3.G):

Requirement	Discussion
Development applications shall meet all applicable requirements of the Lakewood Municipal Code and this Ordinance in place at the time of the Planned Action Project application. Planned Action Projects shall not vest to regulations required to protect public health and safety.	
Applications for Planned Action Projects shall: (a) be made on forms provided by the City; (b) include the SEPA checklist in WAC 197-11; (c) meet all applicable requirements of the Lakewood Municipal Code and Ordinance 752.	
Is a development agreement proposed? (Optional) If so, are the procedures and requirements of the development agreement met?	

Determination

A. Qualifies as a Planned Action: The application is consistent with the criteria of Ordinance 752 and thereby qualifies as a Planned Action project.

It shall proceed in accordance with the applicable permit review procedures specified in the Lakewood Municipal Code Chapter 18A.20, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.

Notice shall be made pursuant to the Lakewood Municipal Code and Ordinance 752 as part of notice of the underlying permits and shall include the results of the Planned Action determination.

If the City's SEPA Responsible Official determines that a proposed project qualifies as a Planned Action Project, he/she shall issue a "Determination of Consistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21C.440(3)(b). If notice is not otherwise required for the underlying permit, no special notice is required.

The review process for the underlying permit shall be as provided in the Lakewood Municipal Code. The Determination of Consistency shall remain valid and in effect as long as the underlying project application approval is also in effect.

Signature	
Date:	

B. Does not Qualify as Planned Action: The application is not consistent with the criteria of Ordinance 752, and does not qualify as a Planned Action project for the following reasons:

- _____
- _____
- _____
- _____

If the City's SEPA Responsible Official determines that a proposed project does not qualify as a Planned Action Project, he/she shall issue a "Determination of Inconsistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to Chapter 1, Laws of 2012 (Engrossed Substitute Senate Bill (ESSB) 6406).

A project that fails to qualify as a Planned Action Project may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet the non-qualifying project's SEPA requirements. The City's SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

SEPA Process Prescribed:

Signature	
Date:	

SEPA DOWNTOWN SUBAREA PLAN

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:
2. Name of applicant:
3. Address and phone number of applicant and contact person:
4. Date checklist prepared:
5. Agency requesting checklist:
6. Proposed timing or schedule (including phasing, if applicable):
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

City of Lakewood: Downtown Lakewood Plan and Planned Action Final EIS issued July 20, 2018 completing the Draft EIS issued March 16, 2018, and associated Addenda issued September 10, 2018 and September 26, 2018.

Other (by Applicant or other Agencies or Individuals):

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

B. ENVIRONMENTAL ELEMENTS

1. Earth

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action EIS, Draft EIS Appendix A Scoping Notice and SEPA Checklist, December 2017
- Lakewood Downtown Plan Existing Conditions Report, December 2017

a. General description of the site:

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

Downtown Lakewood Plan and Planned Action: Flat

Proposal and Site-Specific Information:

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

Downtown Lakewood Plan and Planned Action EIS, Draft EIS Appendix A Scoping Notice and SEPA Checklist: Soils map indicates Spanaway gravelly sandy loam with slopes of 0 to 6%.

Proposal and Site-Specific Information:

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.

Downtown Lakewood Plan and Planned Action: Spanaway gravelly sandy loam is the soil type in the study area. Outside the study area in Seely Lake Park soils are Dupont muck.

Proposal and Site-Specific Information:

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

Downtown Lakewood Plan and Planned Action: The Study Area is quite flat and no geologically hazardous areas are located within the Study Area. There are no active faults within the Study Area, but the Tacoma fault zone is located to the north and Olympia structure to the south.

Proposal and Site-Specific Information:

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.

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Downtown Lakewood Plan and Planned Action: Application of International Building Code (Title 15A ICC Performance Code for Buildings and Facilities), Stormwater Management regulations (Chapter 12A.11 Stormwater Management), Critical Areas regulations (Title 14A Environmental Protection), and Site Development Regulations (see Chapter 12A.10).

Proposal and Site-Specific Features:

2. Air

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action EIS, Draft EIS Appendix A Scoping Notice and SEPA Checklist, December 2017

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.

Downtown Lakewood Plan and Planned Action: Short-term air emissions including construction equipment exhaust and fugitive dust may occur during the construction phase for new development projects in the study area. Hauling routes and local streets could be impacted by dust if mitigation measures are not implemented, but all construction projects would be consistent with the City's erosion control development standards.

The intent of the plan is to encourage a mixture of residential and commercial uses to reduce the need for daily-needs vehicle trips and create opportunities for living and working in close proximity. Further, the plan envisions pedestrian improvements to encourage walking. Mixed use development has been shown to reduce vehicle miles travelled (VMT) which can reduce greenhouse gas emissions compared to traditional business-as-usual development (US EPA March 2010 draft paper Smart Growth: A Guide to Development and Implementing Greenhouse Reduction Programs).^{1 2} Per capita reductions in VMT are a primary goal of WSDOT established through RCW 47.41.440.

¹As quoted in the US EPA 2011 paper Smart Growth: A Guide to Development and Implementing Greenhouse Reduction Programs, "[c]ompact development reduces the need to drive by putting destinations closer together and making walking, biking, and using

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Downtown Lakewood Plan and Planned Action: Development is subject to applicable federal (EPA), regional (PSCAA), and State (DOE) air quality regulations.

Particularly relevant air quality regulations relating to redevelopment are included below:

- Construction activity must comply with Puget Sound Clean Air Agency (PSCAA) regulations requiring reasonable precautions to minimize dust emissions (Regulation I, Section 9.15).
- Stationary equipment used for the construction activities must comply with PSCAA regulations requiring the best available measures to control the emissions of odor-bearing air contaminants (Regulation I, Section 9.11).
- Commercial facilities could use stationary equipment that emits air pollutants (e.g., fumes from gas stations, ventilation exhaust from restaurants, and emissions from dry cleaners). These facilities would be required to register their pollutant-emitting equipment with PSCAA (Regulation I and Regulation II). PSCAA requires all commercial and industrial facilities to use the Best Available Control Technology (BACT) to minimize emissions. The agency may require applicants for high-emission facilities to conduct an air quality assessment to demonstrate that the proposed emissions would not expose offsite areas to odors or air quality concentrations exceeding regulatory limits.

Proposal and Site-Specific Features:

3. Water

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018

a. Surface Water:

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

mass transit easier. Any given increment of compact development could reduce VMT [vehicle miles traveled] up to 20 to 40 percent compared to dispersed development on the outer fringe of an urban area.”

²Transportation Research Board, Special Report 298, Driving and the Built Environment; The effects of compact Development on Motorized Travel, Energy Use and CO2 Emissions, 2009.

Downtown Lakewood Plan and Planned Action: Clover Creek flows northwest under Gravelly-Lake Drive in the southwest corner of the Town Center District and drains to Lake Steilacoom. Ponce de Leon Creek flows west from a culvert under Gravelly Lake Drive between Avondale Road SW and Main Street SW and eventually into Lake Steilacoom. The headwaters of Ponce de Leon Creek have been piped under the Town Center District and are the sole source of water flowing into Ponce de Leon Creek.

Proposal and Site-Specific Information:

- 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.

Proposal and Site-Specific Information:

- 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.

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Downtown Lakewood Plan and Planned Action: Portions of Clover Creek are within a special flood hazard area (Zone AE). Special flood hazard areas are subject to flooding and have a 1% annual chance of flood (100-year food) (FEMA, 2017).

Proposal and Site-Specific Information:

- 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.

Proposal and Site-Specific Information:

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.

Proposal and Site-Specific Information:

- 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.

Downtown Lakewood Plan and Planned Action: The entire Study Area is within an aquifer recharge area (Lakewood Water District, 2018). The soils are highly permeable and gravelly in nature, and the area is rated as highly vulnerable on the DRASTIC index range (LMC 14A.150; (Brown and Caldwell, Adolfsen Associates, Sweet Edwards, Robinson & Noble, and Triangle Associates., 1990). The City's sole source of drinking water is from underground aquifers, and recharge (replenishing) of the aquifers comes from local rainfall in the Clover-Chambers watershed. Additionally, the depth of the water table in the Downtown Lakewood Study Area is not known. Geotechnical reports for previous developments (Geotechnical Engineering Services, 2000 and Geopier, 2017) have shown groundwater was encountered at approximately 10 feet below ground surface. These two sites are located in the Town Center District; however, a high or perched water table may be throughout the study area.

Proposal and Site-Specific Information:

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.

Downtown Lakewood Plan and Planned Action: Compliance with stormwater requirements would include appropriate treatment measures to decrease the potential for groundwater contamination.

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Planned Action Ordinance Section B-1. Mitigation Required for Development Applications

- With major redevelopment that would propose activities that could involve groundwater discharge or potential changes to groundwater flow (such as underground structures), the City shall require site specific evaluation of groundwater protection. The susceptibility and vulnerability of the

critical aquifer recharge area shall be evaluated by a licensed hydrogeologist. All stormwater shall be treated appropriately to avoid any potential groundwater contamination. Stormwater improvements should be designed to improve aquifer recharge.

- The City shall require a conservation easement or other regulatory structure for piped streams to ensure that the possibility of creek daylighting is not precluded by future redevelopment.

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

Planned Actions shall comply with applicable regulations:

- City of Lakewood Critical Area Regulations (Title 14A), which includes protection of:
 - Aquifer recharge areas;
 - Fish and wildlife habitat areas (including streams) and their buffers;
 - Flood hazard areas;
 - Wetlands and their buffers;
- City of Lakewood Engineering Standards Manual (City of Lakewood, 2016);
- 2012 Stormwater Management Manual for Western Washington (as amended in 2014) (Washington Department of Ecology, 2014);
- Pierce County Stormwater Management and Site Development Manual (Pierce County, 2015); and
- WSDOT Highway Runoff Manual (Washington State Department of Transportation, 2014)

Proposal and Site-Specific Features:

4. Plants

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018

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

Downtown Lakewood Plan and Planned Action: The Study Area of Downtown Lakewood is in Water Resource Inventory Area (WRIA) 12, the Chambers-Clover watershed. It is developed with greenspace limited primarily to landscaping and street trees. Critical areas mapped within the Downtown Subarea are wetlands and wildlife habitat conservation areas (including streams) (LMC 14A.165).

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Downtown Lakewood Plan and Planned Action: No listed plant species are known. In terms of priority species, there are no documented Priority Oregon White Oak Woodlands in the Study Area (WDFW, 2017). There may be individual trees scattered throughout the Study Area, but none are documented (Pierce County, 2017).

Proposal and Site-Specific Information:

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

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

Planned Actions shall comply with applicable regulations:

- City of Lakewood Critical Area Regulations (Title 14A), which includes protection of:
 - Fish and wildlife habitat areas (including streams) and their buffers
 - Wetlands and their buffers

Planned Actions shall comply with the Downtown Development Code:

- 18A.35. 540.E: Native and/or drought tolerant landscaping shall be incorporated into required landscape plans.
- 18A.35. 540.F: The City may require educational signage for aboveground stormwater facilities and/or added natural features.

Proposal and Site-Specific Features:

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

Downtown Lakewood Plan and Planned Action: The area is urban and has street trees, shrubs, and lawns common to a suburban and urban setting.

Proposal and Site-Specific Information:

5. Animals

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018

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:

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

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

Downtown Lakewood Plan and Planned Action: Urban adapted wildlife (e.g. rodents, raccoons, and some birds such as crows) may take advantage of the limited greenspace within Downtown Lakewood. Clover Creek is a known salmon spawning stream with Coho salmon documented and Winter Steelhead presumed present (WDFW, 2017). Coho and Kokanee salmon are both documented to be present in Ponce de Leon Creek to the west of the Town Center District (WDFW, 2017a).

Proposal and Site-Specific Information:

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

Downtown Lakewood Plan and Planned Action: Steelhead salmon are designated as threatened under the Federal Endangered Species Act, Coho salmon are a federal species of concern, and Kokanee salmon are not listed.

Proposal and Site-Specific Information:

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

Downtown Lakewood Plan and Planned Action: See a above.

Proposal and Site-Specific Information:

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

Planned Action Ordinance Section B-1. Mitigation Required for Development Applications

- The City shall require a conservation easement or other regulatory structure for piped streams to ensure that the possibility of creek daylighting is not precluded by future redevelopment.

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

Planned Actions shall comply with applicable regulations:

- City of Lakewood Critical Area Regulations (Title 14A), which includes protection of:
 - Fish and wildlife habitat areas (including streams) and their buffers;
 - Wetlands and their buffers;
- City of Lakewood Engineering Standards Manual (City of Lakewood, 2016);
- 2012 Stormwater Management Manual for Western Washington (as amended in 2014) (Washington Department of Ecology, 2014);
- Pierce County Stormwater Management and Site Development Manual (Pierce County, 2015); and
- WSDOT Highway Runoff Manual (Washington State Department of Transportation, 2014)

Proposal and Site-Specific Features:

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

Downtown Lakewood Plan and Planned Action: None known.

Proposal and Site-Specific Information:

6. Energy and Natural Resources

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action EIS, Draft EIS Appendix A Scoping Notice and SEPA Checklist, December 2017
- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018 and Final EIS, July 20, 2018

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.

Downtown Lakewood Plan and Planned Action: The study area is served by electricity and in part with natural gas.

Proposal and Site-Specific Information:

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

Downtown Lakewood Plan and Planned Action: Solar energy may be facilitated by development consistent with zoned heights that are taller than present structures.

Proposal and Site-Specific Information:

- 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:

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

Planned Actions shall comply with applicable regulations:

- Lakewood Municipal Code requires application of the national energy code (LMC Chapter 15A.25).

Following are voluntary measures that result in energy efficiency and are encouraged in new development:

- Implementation of sustainable requirements including the construction and operation of LEED-compliant (or similar ranking system) buildings could reduce the increase required in power systems.
- Implementation of conservation efforts and renewable energy sources to conserve electricity in new developments, including energy efficient equipment (i.e., light bulbs, appliances, and heating and air conditioning), could reduce energy consumption.

Proposal and Site-Specific Measures:

7. Environmental Health

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action EIS, Draft EIS Appendix A Scoping Notice and SEPA Checklist, December 2017

- 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.

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

- 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.

Proposal and Site-Specific Information:

- 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.

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Planned Action Ordinance Section B-1. Mitigation Required for Development Applications

- Applicants for development shall conduct a site assessment to determine if contamination is present from past use.

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

- The State Model Toxics Control Act (MTCA) sets standards for cleanup of lower levels of contaminants that are incorporated into new development and redevelopment parcels noted to have contamination potential. The City applies relevant standards regarding hazardous materials handling in the International Fire Code and Zoning Codes.

Proposal and Site-Specific Features:

b. Noise

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

Proposal and Site-Specific Information:

- 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.

Proposal and Site-Specific Information:

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

Downtown Lakewood Plan and Planned Action: City Municipal Code Chapter 8.36 Noise Control.

Proposal and Site-Specific Features:

8. Land and Shoreline Use

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018 and Final EIS, July 20, 2018

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.

Proposal and Site-Specific Information:

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?

Downtown Lakewood Plan and Planned Action: There are no working farmlands or forest lands of long-term commercial significance.

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:

Downtown Lakewood Plan and Planned Action: There are no working farmlands or forest lands of long-term commercial significance.

c. Describe any structures on the site.

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Downtown Development Code Section 18B.200-1: Zoning is Central Business District (CBD).

Proposal and Site-Specific Information – Describe Downtown Overlay Designations per Downtown Development Code Section 18B.200-2. Overlay Districts Map:

Proposal and Site-Specific Information – Describe Regulating Plan – Street Types per Downtown Development Code Section 18B.120 -1. Regulating Plan:

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

Downtown Subarea Plan Figure 10. Proposed Future Land Use Map 2018: Designation is Downtown

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

Downtown Lakewood Plan and Planned Action: Not applicable.

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

Downtown Lakewood Plan and Planned Action: Critical areas mapped within the Downtown Subarea are wetlands and wildlife habitat conservation areas (including streams) (LMC 14A.165). There are no active faults, geologically hazardous areas, or documented Priority Oregon White Oak Woodlands (Pierce County, 2017; WDFW, 2017b). The entire Study Area is within an aquifer recharge area (Lakewood Water District, 2018).). Portions of Clover Creek are within a special flood hazard area (Zone AE). Special flood hazard areas are subject to flooding and have a 1% annual chance of flood (100-year food) (FEMA, 2017).

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Features:

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

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

- Planned Actions shall comply with the Downtown Development Code: Title 18A.35.

Proposal and Site-Specific Features:

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

Downtown Lakewood Plan and Planned Action: Not applicable

9. Housing

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018 and Final EIS, July 20, 2018

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

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

- Planned Actions shall comply with the Downtown Development Code: Title 18A.35.
- The City allows for tax exemptions for development projects including low and moderate-income housing units in "Tax Incentive Urban Use Centers" in Chapter 3.64 in the Lakewood Municipal Code. As defined in 3.64.010, such a center means "a compact, identifiable district where urban residents may obtain a variety of products and services" and which has businesses, adequate public facilities, and a mix of uses including housing, recreation, and cultural activities. The Downtown Study Area is generally included in this boundary. Planned actions are encouraged to implement this voluntary incentive.

Proposal and Site-Specific Features:

10. Aesthetics

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018 and Final EIS, July 20, 2018

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

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

- Planned Actions shall comply with the Downtown Development Code: Title 18A.35.

Proposal and Site-Specific Information:

11. Light and Glare

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018 and Final EIS, July 20, 2018

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

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

- Planned Actions shall comply with the Downtown Development Code: Title 18A.35.

Proposal and Site-Specific Information:

12. Recreation

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018 and Final EIS, July 20, 2018

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

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

Planned Actions shall comply with applicable regulations:

- City of Lakewood Comprehensive Plan including the Capital Facilities and Utilities elements, and Legacy Plan for Parks, regarding levels of service.
- Downtown Development Code: 18A.35.530 Common and Open Space Standards.

Proposal and Site-Specific Features:

13. Historic and cultural preservation

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action EIS, Draft EIS Appendix A Scoping Notice and SEPA Checklist, December 2017

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.

Downtown Lakewood Plan and Planned Action: Some sites have been inventoried in a 1999 inventory prepared for the City. The Washington Department of Archeology and Historic Preservation (DAHP) maintains a database of such studies. Eligibility has not been determined for some structures. For others, they are ineligible. There are structures that are over 45 years old. The Colonial district includes colonial-style commercial buildings. Here in 1937 Norton Clapp built part of the Lakewood Colonial Center, one of the first suburban shopping centers in the country. The City maintains a designated landmarks list and none are found in the study area as of 2018.

Proposal and Site-Specific Information:

- 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.

Downtown Lakewood Plan and Planned Action: DAHP has a predictive model of whether there is a low or high risk of finding cultural resources during disturbance of sites. The study area is generally considered to have moderate to low risk.

Proposal and Site-Specific Information:

- 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.

Proposal and Site-Specific Information:

- 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.

Downtown Lakewood Plan and Planned Action:

- Washington State has a number of laws that oversee the protection and proper excavation of archaeological sites (RCW 27.53, WAC 25-48), human remains (RCW 27.44), and historic cemeteries or graves (RCW 68.60). The Governor's Executive Order 05-05 requires state agencies to integrate DAHP, the Governor's Office of Indian Affairs, and concerned tribes into their capital project planning process. This executive order affects any capital construction projects and any land acquisitions for purposes of capital construction not undergoing Section 106 review under the National Historic Preservation Act of 1966.
- Under RCW 27.53, DAHP regulates the treatment of archaeological sites on both public and private lands and has the authority to require specific treatment of archaeological resources. All precontact resources or sites are protected, regardless of their significance or eligibility for local, state, or national registers. Historic archaeological resources or sites are protected unless DAHP has made a determination of "not-eligible" for listing on the state and national registers.
- The City applies Lakewood Municipal Code Chapter 2.48 Protection and Preservation of Landmarks.

Proposal and Site-Specific Features:

14. Transportation

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018 and Final EIS, July 20, 2018

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.

Proposal and Site-Specific Information:

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?

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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).

Proposal and Site-Specific Information:

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

Proposal and Site-Specific Information:

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?

Proposal and Site-Specific Information:

- The responsible City official shall require documentation by Planned Action Project applicants demonstrating that the total trips identified in Subsection 3.D(3)(a) are not exceeded, that the project meets the concurrency and intersection standards of Subsection 3.D(3)(b), and that the project has mitigated impacts consistent with Subsection 3.D (3)(c).
- See Planned Action Exhibit D for trip calculation: Calculate the gross number of PM peak hour vehicles trips generated by the proposed land use calculated using unadjusted Institute of Transportation Engineers [ITE] trip generation rates, without any reductions for internal capture, pass-by travel, or transit/walking/biking.

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.

Downtown Lakewood Plan and Planned Action: Not applicable.

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

Planned Action Ordinance Section D(3)

- All Planned Action Projects shall meet the transportation concurrency requirements and the Level of Service (LOS) thresholds established in LMC 18A.50.195.
- Transportation mitigation shall be provided consistent with mitigation measures in Exhibit B-1 and Exhibit D.

Planned Action Ordinance Section B-1. Mitigation Required for Development Applications

- Implementation of transportation improvements identified as mitigation measures shall occur through a SEPA fair share fee program such that new development contributes its share of the cost for these projects. See Exhibit D.

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

- Washington State Commute Trip Reduction (CTR) law focuses on employers with 100 or more employees whose shifts begin during the typical AM commute. This law requires employers to develop commute trip reduction plans and work toward meeting their mode share targets through internal programs and monitoring.

15. Public Services

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018 and Final EIS, July 20, 2018

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.

Proposal and Site-Specific Information:

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

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

Planned Actions shall comply with applicable regulations:

- City of Lakewood Comprehensive Plan including the Capital Facilities and Utilities elements regarding levels of service.

- Lakewood Municipal Code standards for water, sewer, and stormwater infrastructure for new development. (LMC Title 12A)

Following are voluntary measures that result in water and energy efficiency and are encouraged in new development:

- Developments may reduce water demand by using new technologies that would reduce per-capita water use (and therefore wastewater service demand) by using newer, low- or no-flow plumbing fixtures and equipment.

Proposal and Site-Specific Features:

16. Utilities

Downtown Lakewood Plan and Planned Action information is drawn from:

- Downtown Lakewood Plan and Planned Action Draft EIS, March 16, 2018 and Final EIS, July 20, 2018

a. Circle utilities currently available at the site:

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

Proposal and Site-Specific Information:

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.

Proposal and Site-Specific Information:

Planned Action Ordinance Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

Planned Actions shall comply with applicable regulations:

- Lakewood Municipal Code requires application of the national energy code (LMC Chapter 15A.25).

Following are voluntary measures that result in water and energy efficiency and are encouraged in new development:

- Implementation of sustainable requirements including the construction and operation of LEED-compliant (or similar ranking system) buildings could reduce the increase required in power systems.

- Implementation of conservation efforts and renewable energy sources to conserve electricity in new developments, including energy efficient equipment (i.e., light bulbs, appliances, and heating and air conditioning), could reduce energy consumption.

Proposal and Site-Specific Features:

C. Signature

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

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

SEPA Lakewood Station District Subarea (LSDS) ENVIRONMENTAL CHECKLIST

Lakewood Station District Subarea Planned Action

WAC 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter [43.21C](#) RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable:
2. Name of applicant:
3. Address and phone number of applicant and contact person:
4. Date checklist prepared:
5. Agency requesting checklist: *City of Lakewood*
6. Proposed timing or schedule (including phasing, if applicable):
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Comprehensive Plan EIS, June 2000.
Comprehensive Plan Supplemental EIS, 2003.
Final Lakewood Downtown Subarea Plan and Draft Planned Action EIS, July 2018.
Lakewood Station District Subarea Situation Assessment – April 2020.
Lakewood Station District Subarea Transportation Technical Memo – October 2020.
Lakewood Station District Planned Action and SEPA Checklist, April 2021.
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.
10. List any government approvals or permits that will be needed for your proposal, if known.
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.)
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.

B. Environmental Elements

1. Earth

a. General description of the site:

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

Lakewood Station District Planned Action and SEPA Checklist: The study area is generally flat.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Slopes are 0 to 6 %, with a representative slope of 3%.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: The study area is entirely mapped as 41A—Spanaway gravelly sandy loam. Properties include:

- Landform: Outwash plains
- Slope: 0 to 6%
- Depth to water table: More than 80 inches
- Hydric soil rating: No

Soil Survey Area: Pierce County Area, Washington, Survey Area Data: Version 16, Jun 4, 2020.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: No. The City map of geologic hazards do not show liquefaction, erosion, or landslide hazard areas. See **Error! Reference source not found.**

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Future site-specific development under either the No Action or Planned Action Alternatives may redevelop sites and require fill, excavation, or grading.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Future site-specific development under either the No Action or Planned Action Alternatives may redevelop sites and during construction expose soils to erosion.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: The applicable zones allow for about 70% impervious surfaces (MF3) to 100% impervious surfaces (NC2, TOC, C1 and C2). (LMC 18A.60.030 and 18A.60.040) Future site-specific development under either the No Action or Planned Action Alternatives may replace or increase impervious surfaces consistent with zoning.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: LMC Chapter 12.10 provides regulations addressing: storm drainage, earthwork (excavation and fill), soil reports, and erosion controls.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: During construction there is a potential for dust. During operation there is potential for added emissions due to vehicular travel generated by the new growth. The Planned Action would increase dwellings and jobs in the study area and have a greater local potential for air emissions. Regionally, focusing growth in and near multimodal transportation opportunities could reduce vehicle miles travelled and associated air emissions compared to development on the fringe of the urban area. (Urban Land Institute, 2010) Puget Sound Regional Council (PSRC) has identified that its 2019-2022 transportation improvement program. The Regional TIP includes continued implementation and expansion of commuter rail service between Seattle and Lakewood, and resurfacing of Pacific Hwy and South Tacoma Way between 108th ST SW and SR 512. The Air Quality Conformity Analysis indicates that the emissions from the projects and programs in the plan are below the established daily motor vehicle emissions budgets for PM2.5 and NOX. (Puget Sound Regional Council, 2018)

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: The study area is located within a PM2.5 Maintenance Area, and in a former CO and Ozone maintenance area. I-5 forms the eastern border of the study area and results in air emissions to existing and future development.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Providing for more mixed use, residential, and job opportunities in proximity to the in proximity to the Sounder Station and travel by transit is likely by a portion of residents and employees.

Application of the State Energy Code can improve energy efficiency and reduce greenhouse gas emissions. (LMC Chapter 15.05) Over time new standards will also be implemented: The 2019 Legislature adopted new standards that will increase the efficiency of these buildings and reduce emissions. The Legislature also increased efficiency standards for appliances. (Washington State Department of Ecology, 2019)

Dense landscaping along roadways can reduce air pollutants by up to 50% (Deshmukh, 2019) Green infrastructure is another source of potential air emission mitigation at a microscale (Tiwari, 2019). As part of the Subarea Plan update associated with the Planned Action, the City can promote landscaping and green infrastructure. It can also address orientation and location of residential uses in mixed use developments to reduce the potential for localized air quality effects and improve compatibility; for example residential development can be focused away from I-5 and business uses can buffer residential uses near the freeway.

Proposal and Site-Specific Information:

3. Water

a. Surface Water:

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

Lakewood Station District Planned Action and SEPA Checklist: Error! Reference source not found. shows the hydrology of the area. There are no significant hydrological features within the subarea. Outside and abutting the northwest corner of the subarea is Hidden Lake, which is a delineated wetland just west of Bridgeport Way. Critical area buffer requirements may affect a limited number of parcels in the subarea west of Bridgeport. Along small lakes, regulated activities are subject to a 35-foot buffer requirement. (LMC 14.154.060) Wetland protection requirements depend on habitat quality and wetland categories, and buffers could range from 40 to 225 feet.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Redevelopment may occur on sites near Hidden Lake but would be subject to critical area buffers.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Future site-specific development under either the No Action or Planned Action Alternatives may redevelop sites and require fill, excavation, or grading though none of these activities are anticipated in a wetland given lack of presence. Fill of wetlands is not proposed as part of the legislative actions associated with the subarea plan and form-based code. Any activities affecting wetland buffers would be subject to Lakewood critical area regulations.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: No surface water withdrawals or diversions are anticipated. A public water system supplies the areas. Creeks are not located in the study area.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: See **Error! Reference source not found.** Zone X (shaded) is considered a moderate flood hazard area and is the area between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. It is mapped along Bridgeport Way and between Pacific Highway and I-5 west of Lakeview Avenue SW. These are not regulated by the City's flood hazard regulations, which apply to special flood hazard areas, defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: No point discharges of waste material to surface waters are anticipated. All development will be subject to the City's storm water management regulations that address nonpoint runoff. (LMC Chapter 12.11)

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: No wells are proposed. The area is served by the Lakewood Water District.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: No septic systems are proposed. The area is served by a public sewer system operated by Pierce County Planning and Public Works Sewer Utility.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Stormwater runoff may occur though water quality and quantity is regulated, and should improve as sites developed under older regulations redevelop with newer regulations. Stormwater management will be required of all new development whether under the No Action or Planned Action Alternatives. (LMC Chapter 12.11) The City applies the Washington State Department of Ecology Stormwater Manual and its Engineering Standards Manual.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: The City limits land uses that could result in groundwater contamination such as storage tanks, auto repair and auto washing facilities, dry cleaners, and others within the Clover/Chambers Creek Aquifer Basin boundary that encompasses the entire study area and beyond throughout Lakewood, Tacoma, and Central Pierce County. (LMC Chapter 14.150) See **Error! Reference source not found..** See C.1 regarding stormwater management.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: The applicable zones allow for about 70% impervious surfaces (MF3) to 100% impervious surfaces (NC2, TOC, C1 and C2). (LMC 18A.60.030 and 18A.60.040) Future site-specific development under either the No Action or Planned Action Alternatives may replace or increase impervious surfaces consistent with zoning. However, the Washington State Department of Ecology Stormwater Manual requires water quality treatment, including use of low impact development methods wherever feasible. (LMC Chapter 12.11)

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Application of Washington State Department of Ecology Stormwater Manual and its Engineering Standards Manual at LMC Chapter 12.11. Stormwater management will be required of all new development whether under the No Action or Planned Action Alternatives. (LMC Chapter 12.11) The Subarea Plan and Form-Based Code proposed by the Planned Action includes alternative street cross sections and frontage improvements that would create an opportunity for added green infrastructure and stormwater management.

Proposal and Site-Specific Information:

4. Plants

a. **Check the types of vegetation found on the site:**

Lakewood Station District Planned Action and SEPA Checklist: The area is developed and has ornamental landscaping.

- 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

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Ornamental vegetation could be removed. However, landscaping will be required on sites.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: No threatened and endangered species are mapped in the study area. Hidden Lake abutting the study area to the west is a mapped aquatic habitat/wetlands under the State's Priority Habitats and Species program. (Washington State Department of Fish and Wildlife, 2020) It is protected by buffers. See Section B.3 above.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Future development would implement LMC Chapter 18A.70 Community Design, Landscaping, and Tree Preservation. When redevelopment would occur, perimeter landscaping and parking area landscaping would be required. Additionally significant trees would be retained where they exist. The Planned Action Alternative would improve design standards applicable to the study area and provide standards for the public realm including street trees and green infrastructure.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Noxious weeds are not mapped in detail, but along I-5 generally it is identified as an area with Spotted Knapweed. (Pierce County Weed Board, 2019) Noxious weeds are regulated by: RCW Chapter 17.10, and WAC Chapter 16-750.

Proposal and Site-Specific Information:

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:

Lakewood Station District Planned Action and SEPA Checklist:

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

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: No threatened and endangered species are mapped near the study area. (Washington State Department of Fish and Wildlife, 2020)

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: All of Washington State is included in the Pacific Flyway that is traversed by migratory birds. (US Fish and Wildlife Service, 2020)

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: The City maintains critical area regulations protecting fish and wildlife habitat conservation areas. Though none are mapped in the study area, if some were identified they would be protected under either the No Action or Planned Action Alternatives. (LMC Chapter 14.154)

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: No known invasive animal species have been identified in the study area.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Lakeview Light and Power provides electrical service to the subarea and Puget Sound Energy provides natural gas service. Power and natural gas are available and are anticipated to serve future growth under either the No Action or Planned Action Alternatives.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Heights range by zone from 60 to 90 feet but are lower at boundaries with lower intensity residential zones and should allow for solar energy use by adjacent uses (see LMC 18A.60.100). With the Form Based Code, heights would vary based on building type, and no building typologies would exceed current zoning and may be lower. For example, a townhouse/rowhouse style building would have a height more like three stories. Pedestrian areas in commercial zones must be designed with solar exposure in mind. (LMC 18A.70.040)

Proposal and Site-Specific Information:

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:

Lakewood Station District Planned Action and SEPA Checklist: All future development would be subject to the State Energy Code. (LMC Chapter 15.05)

Proposal and Site-Specific Information:

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.

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

Lakewood Station District Planned Action and SEPA Checklist: Error! Reference source not found. shows sites of known contamination in the LSDS. Apart from a dry-cleaning site located north of Pacific Highway and south of St. Clare Hospital, the sites are located between Pacific Highway and I-5. Contamination from petroleum products, metals, solvents, and lead is the result of current or past activities on these sites.¹ Clean-up is started on all the sites except the Flying B #18 site. Sites are in various stages of the clean-up process and subject to Washington State's Model Toxics Control Act.²

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: The presence of I-5 is also a potential environmental health risk for those living in the subarea according to the Centers for Disease Control and Prevention.³ Those living within about 500 feet of a major highway have increased risk for exposure to carbon monoxide, nitrogen dioxide, ozone, and particulates. There are a variety of potential health impacts including increased incidences of asthma and lung disease, cardiovascular disease, cancer, and adverse birth outcomes. Children, older adults, households with low incomes, and those with underlying health conditions may be at higher risk for impacts.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Local businesses such as auto sales or service operations may store toxic or hazardous chemicals but are regulated by local development regulations and state laws.

Proposal and Site-Specific Information:

4) Describe special emergency services that might be required.

Lakewood Station District Planned Action and SEPA Checklist: No special emergency services are anticipated. Commercial businesses would require City review of building and fire codes, and inspections by West Pierce Fire and Rescue.

Proposal and Site-Specific Information:

¹ Specific information on each site and the clean-up efforts that are underway can be found at: <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Locate-contaminated-sites>.

² RCW 70.105D.

³ <https://ephtracking.cdc.gov/showProximityToHighways.action>

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

Lakewood Station District Planned Action and SEPA Checklist: The State Model Toxics Control Act (MTCA) sets standards for cleanup of lower levels of contaminants that are incorporated into new development and redevelopment parcels noted to have contamination potential. The City applies relevant standards regarding hazardous materials handling in the International Fire Code and Zoning Codes. Compliance with the Lakewood Municipal Code including aquifer protection regulations also addresses hazardous materials storage and handling.

It is recommended that the Planned Action Ordinance incorporate the following mitigation measure:

- The potential for airborne toxics from high volume roads like I-5 can be mitigated through site and building design and by increasing access to transit and non-motorized transportation options. Residential uses could be located 500 feet from the centerline of I-5 at a minimum.
- Applicants for development shall conduct a site assessment to determine if contamination is present from past use.

Proposal and Site-Specific Information:

b. Noise

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

Lakewood Station District Planned Action and SEPA Checklist: I-5 is a primary source of traffic noise, and to a lesser extent traffic on Pacific Highway. Sounder Station operations also contribute to transportation noise sources. JBLM military operations result in aircraft noise.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: New residential and employment growth could contribute traffic trips and add cumulatively to noise. However, locating new housing and jobs in proximity to the Sounder Station could allow for more transit usage. Land use could locate in proximity to noise sources, including residential uses, exposing population to noise.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: LMC Chapter 8.36 Noise Control applies to nuisances under both studied alternatives. Under the Planned Action, the following are proposed:

- Limiting residential uses within 500 feet of I-5 centerline to address air quality concerns could also be beneficial for noise reduction.
- Within Lakewood Landing, measures to reduce noise include: water features, carefully placed structures, and gabion walls.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Most of the study area is in commercial use, followed by multifamily and single family residential combined, and vacant lands. See **Error! Reference source not found.** and **Error! Reference source not found.**

Proposal and Site-Specific Information:

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?

Lakewood Station District Planned Action and SEPA Checklist: The site is urban and not used for agriculture. The area is not designated as a resource land of long-term significance.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Not applicable. The study area is in the city limits and contains and is surrounded by urban lands.

Proposal and Site-Specific Information:

c. Describe any structures on the site.

Lakewood Station District Planned Action and SEPA Checklist: The sites contain residential and commercial structures. Commercial structures apart from the hospital and lodging are generally one or two stories in height. The hospital is 2-3 stories in height. The Candlewood Hotel is 3 stories. The Sounder Station Garage extends 4 stories. Residential structures vary in height but are generally less than three stories. See **Error! Reference source not found..**

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Structures may be demolished and replaced by new residential and commercial development. Sites most likely to change were identified by a 2014 Buildable Lands Report prepared by Pierce County in conjunction with cities. See **Error! Reference source not found..**

While the buildable lands data relies on older 2010 information published in 2014, the information is still relatively intact reviewing building to land values. Where land values are relatively equal or higher than building values, changes to land use are more likely. See **Error! Reference source not found..**

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Most of the study area is zoned Transit-Oriented Commercial (TOC), Public Institutional, Multifamily 3 (MF3) and Commercial 2 (C2). See **Error! Reference source not found..** See also 12.a below.

Under the Planned Action, typologies for buildings would be allowed based on a regulating plan that varies street typologies. See **Error! Reference source not found.** for the Station District Regulating Plan. With the Station District Form Based Code, building typologies would be defined; see **Error! Reference source not found..** A townhouse/rowhouse style building typology is added compared to Downtown.

The proposed code encourages the use of alleys to provide secondary access to properties, de-emphasize parking lots,

and to promote continuous building frontages. Alleys shall meet Public Works engineering standards. Along Occidental, a special designation for Plaza Street identifies acceptable development frontages similar to Mixed Use Streets.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Most of the study area is designated as Corridor Commercial, or High Density Multi Family. There are smaller areas of Neighborhood Business District and Public Semi-Public Institutional. See **Error! Reference source not found.**. See also 12.a below.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: There are no waterbodies or designated shorelines in the study area.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: The area is considered an aquifer recharge area and contains a 500-year floodplain. There are no mapped wetlands or streams or geologic hazards. See Sections B1 and B3. There are no mapped threatened and endangered plants or animals; see Sections B.4 and B.5.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Growth capacity ranges from 1,345 to 1,780 dwellings. There would be at least 1,190 to 1,280 jobs rounded, with a few thousand commercial jobs likely in later phases of the Lakewood Landing site. The lower range represents the No Action Alternative and the Planned Action represents the higher range. Growth assumptions are similar to growth capacity though slightly lower to test a little less than maximum capacity (e.g. midrange density in amended MF3 zone). See **Error! Reference source not found.** Population associated with 1,722 households under the Planned Action would equal about 4,047 persons assume 2.35 persons per household. Under the No Action, the expected population would equal 2,261.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: The study area has portions considered at moderate and high displacement risk. (Puget Sound Regional Council, 2019)⁴ Residents and businesses may be priced out of the area as new development occurs.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: There is sufficient growth capacity to replace existing

⁴ According to PSRC, displacement risk is a composite of indicators representing five elements of neighborhood displacement risks: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement.

job space as sites redevelop. The City can promote development standards that allow for commercial space in mixed use areas to maintain affordable rents (e.g. adjust parking ratios for businesses less than a certain size similar to Downtown).

There is sufficient capacity to replace existing housing as the sites redevelop. The City does provide inclusionary density bonuses, development standard flexibility and fee reductions for affordable housing in Chapter 18A.90 Housing Incentives Program.

The intent of the Planned Action is to create more incentives for missing middle ownership housing such as townhomes/rowhouses. The City could add the area to its multi-family tax exemption for affordable housing in LMC Chapter 3.64 Property Tax Exemptions for Multifamily Housing.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: The No Action Alternative would implement Chapter 18A.70 Community Design, Landscaping, and Tree Preservation. The Planned Action would implement similar landscaping and tree presentation standards and custom design standards for the buildings and public realm in a hybrid form-based code. Under the Planned Action, rowhouses/townhouses (e.g. 35 feet focusing on building types such as duplexes, triplexes or rowhouses in the MF3 zone would be less disruptive for existing single family residents that are located in pockets of the zone.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: None required.

Proposal and Site-Specific Information:

9. Housing

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

Lakewood Station District Planned Action and SEPA Checklist: Currently there are 864 dwellings; see **Error! Reference source not found..** Growth capacity ranges from 1,345 to 1,780 dwellings. See **Error! Reference source not found..**

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: About 159 of the total permanent dwellings and RVs could be displaced due to redevelopment on underutilized lands. The Oakknoll Trailer Park is on 1.7 acres and would not meet all the criteria of LMC 18A.40.110 due to its acreage. It may not meet space per unit, open space, and other standards.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: The subarea plan includes strategies to reduce displacement effects. There is sufficient capacity to replace existing housing as the sites redevelop. The City does provide inclusionary density bonuses, development standard flexibility and fee reductions for affordable housing in Chapter 18A.90 Housing Incentives Program. The City could also implement RCW 36.70A.545 which allows for an increased density bonus for affordable housing located on property owned by a religious organization. The City's program in 18A.90 could be

adapted to this recent state law, which requires that 100% of the units be affordable.

The intent of the Planned Action is to create more incentives for missing middle ownership housing such as townhomes/rowhouses. The City could add the study area to its multi-family tax exemption for affordable housing in LMC Chapter 3.64 Property Tax Exemptions for Multifamily Housing.

Based on recent state laws, tiny homes and recreational vehicles must be allowed as a primary residence. (See ESSB 5183 (2019)). RCW 35.21.684, allows for tiny homes in manufactured home parks, and allows local jurisdictions more flexibility to authorize them in other zones). The City will implement strategies in the Subarea Plan largely through the Form-Based Code, but will also determine implementation through its code docketing process.

Proposal and Site-Specific Information:

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?

Lakewood Station District Planned Action and SEPA Checklist: Heights range by zone from 60 to 90 feet but are lower at boundaries with lower intensity residential zones (see LMC 18A.60.100). With the Form Based Code, building typologies would be similar to those applied in Downtown. Heights would vary based on building type, and no building typologies would exceed current zoning standards and may be lower. For example, a townhouse/rowhouse style building would have a height more like three stories.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: There are no protected views in the study area. Greater building heights could result in view of Mount Rainier.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: The No Action Alternative would implement Chapter 18A.70 Community Design, Landscaping, and Tree Preservation. The Planned Action would implement similar landscaping and tree presentation standards and custom design standards for the buildings and public realm in a hybrid form-based code.

Under the Planned Action, promoting MF3 building heights around three stories/35 feet, and focusing on building types such as duplexes, triplexes or rowhouses is less disruptive for existing single family residents.

Proposal and Site-Specific Information:

11. Light and Glare

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

Lakewood Station District Planned Action and SEPA Checklist: Future development allowed in the study area would add interior and exterior lights to buildings and parking lots to address night time visibility.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Impacts are not anticipated from typical residential and

commercial uses, which are regulated by City lighting standards. The subarea is subject to lighting standards and requirements to prevent interference with aircraft operation at JBLM.⁵ The northern portion of the subarea, near the interchange with SR-512 is part of Light Zone 2 and the rest of the subarea is in Light Zone 1 (**Error! Reference source not found.**). Light Zone 1 is applicable to low-intensity land uses with low levels of exterior lighting at night. Light Zone 2 applies to medium intensity uses with model levels of exterior lighting such as residential, mixed-use, and commercial areas. Lighting standards are also intended to reduce light pollution, conserve energy, and provide safety and security. Generally, the code requires lighting to be shielded to prevent light shining above the luminary and to prevent light spill over on to adjacent properties.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Highways and streets abutting the study area like I-5 produce light.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: LMC 18A.60.095 Outdoor Lighting Code provides lighting standards to reduce light and glare and to avoid interference with JBLM operations.

Proposal and Site-Specific Information:

12. Recreation

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

Lakewood Station District Planned Action and SEPA Checklist: Early conceptions of the subarea included the development of a linear park along the railway tracks on land now owned by Sound Transit. See **Error! Reference source not found.**

The Open Space designation/zone may be modified to be in a Public/Institutional designation and zone as the railway tracks where the land is owned by Sound Transit and not likely to become a dedicated off-street open space. However, there are opportunities for linear parks/trails.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: No parks exist or would be displaced. The area is beyond a 10-minute walk of parks per the City's Legacy Parks Plan 2020 (Figure 3-14).⁶ The City's plan calls for a park in or near the Lakewood Station District. With planned sidewalk improvements (see B.14) and street frontage improvements there is an opportunity to provide for linear parks.

The Planned Action proposes onsite open space standards for multifamily and commercial uses similar to the Downtown. The Subarea Plan includes the following public space concepts:

- Lakewood Landing will include a landscaped public plaza in its first phase to support community gathering and provide urban open space.
- A linear park along Kendrick Street south of 111th Avenue SW that would bring green space to the heart of the district's residential area. This would better define the pedestrian connection between Lakewood Station and the Lakeview Hope Academy and facilitate the use of the playground there as a neighborhood park as envisioned in the *Legacy Plan 2020*.
- Green corridors with enhanced landscaping in areas with planned pedestrian and bicycle improvements such as 111th /112th Avenue SW.

⁵ 18A.60.095

⁶ See: <https://cityoflakewood.us/wp-content/uploads/2020/05/FINAL-Legacy-Plan-2020-w-pg-numbers-flattened-1.pdf>.

- A pocket of open space in the alley near Occidental Street.
- A linear park connecting Lakewood Station to the Springbrook Area through improvements along 47th Avenue as envisioned in the *Legacy Plan 2020*.

Public and semi-private open spaces will help to balance the intensity of land use in the LSDS. This could include the development of plazas, pocket parks, courtyards, or other landscaped open spaces that would provide opportunities for gathering and passive recreation.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: Under the Planned Action there would be application of common and private open space standards. Green Streets and other public spaces listed in B.12.b above are identified for enhanced pedestrian and landscaping experience. The form-based code and subarea plan include cross sections for streets that fit into current rights of way.

Proposal and Site-Specific Information:

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? If so, specifically describe.

Lakewood Station District Planned Action and SEPA Checklist: No structures are determined as eligible, and some are undetermined according to the Department of Archaeology and Historic Preservation (DAHP). See **Error! Reference source not found.**. There are several properties that have structures that are over 45 years old. See **Error! Reference source not found.**.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: There are areas of low to moderate risk of finding cultural resources per **Error! Reference source not found.**.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Methods include review of Pierce County Assessor Records, DAHP WISAARD program, and Lakewood's local register review.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Washington State has a number of laws that oversee the protection and proper excavation of archaeological sites (RCW 27.53, WAC 25-48), human remains (RCW 27.44), and historic cemeteries or graves (RCW 68.60). The Governor's Executive Order 05-05 requires state agencies to integrate

DAHP, the Governor's Office of Indian Affairs, and concerned tribes into their capital project planning process. This executive order affects any capital construction projects and any land acquisitions for purposes of capital construction not undergoing Section 106 review under the National Historic Preservation Act of 1966.

Under RCW 27.53, DAHP regulates the treatment of archaeological sites on both public and private lands and has the authority to require specific treatment of archaeological resources. All precontact resources or sites are protected, regardless of their significance or eligibility for local, state, or national registers. Historic archaeological resources or sites are protected unless DAHP has made a determination of "not-eligible" for listing on the state and national registers.

The City applies Lakewood Municipal Code Chapter 2.48 Protection and Preservation of Landmarks.

It is proposed that the following mitigation measures be made part of the Planned Action Ordinance in order to be considered Planned Action. This would include:

- Include Inadvertent Human Remains Discovery Language recommended by DAHP as a condition of project approval.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Major roadways in the subarea include Pacific Highway, 108th Street SW, and Bridgeport Way. These are classified as either principal or minor arterials with 35 mph posted speed limits. Pacific Highway provides a north-south connection between Tacoma and Lakewood, with access to 1-5 ramps and the Lakewood Station within the subarea. See **Error! Reference source not found.**

Proposal and Site-Specific Information:

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?

Lakewood Station District Planned Action and SEPA Checklist: Lakewood Station is a focal point of many regional commuter trips including service to downtown Seattle via the Sounder train in addition to bus service to local and regional cities operated by Sound Transit and Intercity Transit. The SR 512 Park & Ride provides bus connections for local and regional commuters to Lakewood Town Center, Tacoma, Puyallup, SeaTac, Dupont, and Olympia and communities throughout the South Sound. Pierce Transit, Sound Transit, and Intercity Transit provide bus service to the SR 512 Park & Ride via Pacific Highway and I-5, Bridgeport Way, and 108th Street SW. Both Lakewood Station and SR 512 Park & Ride provide vehicle parking for transit users.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: There is very little on-street parking on arterials in the study area, but on-street parking exists on several local streets. Commercial uses tend to have dedicated parking lots adjacent to their buildings, frequently buffering the building from the street. St Clare Hospital provides off-street parking at multiple lots on the hospital's campus. Parking intended for transit users is provided at the Lakewood Station garage (600 spaces) and at the SR 512 Park & Ride (493 stalls). During the daytime, the SR 512 Park & Ride is at about 90 percent capacity. Bicycle parking is provided at Lakewood Station garage via bicycle racks and lockers.

The Planned Action would follow parking standards for residential, retail, and office uses, and otherwise follow LMC Chapter 18A.80 for others.

Proposal and Site-Specific Information:

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).

Lakewood Station District Planned Action and SEPA Checklist:

Planned Improvements

The Six-Year Comprehensive Transportation Improvement Program (TIP) for 2021-2026 was approved by the Lakewood City Council in June 2020. This document outlines short and long term road projects, including the addition of new sidewalks, curb, gutter, stormwater improvements and road overlays, throughout the city. The following projects within the LSDS are identified in the TIP as long term improvements:

- Lakewood Station Non-Motorized Access Improvements – sidewalks and street lighting per the Non-Motorized Plan and Sound Transit Access Improvement Study.
- Kendrick Street SW from 111th Street SW to 108th Street SW – sidewalks, street lighting, bicycle facilities.
- 112th/111th – Bridgeport to Kendrick – sidewalks, bicycle facilities, street lighting.
- 108th – Bridgeport Way to Pacific Highway – roadway patching and overlay.

Sound Transit and Pierce Transit have also identified improvements for the LSDS in their plans. The Sound Transit System Access Fund awarded funds in 2019 to support non-motorized access to Lakewood Station. These include a variety of improvements to support pedestrian and bicycle access on 11th Street SW and 112th Street SW. Pierce Transit's *Destination 2040* plan identifies two new Bus Rapid Transit (BRT) routes that will bring additional transit service to the subarea. A new line in 2026 would connect to Downtown Tacoma. In 2030 a BRT line would replace an existing transit line connecting Lakewood to Puyallup's South Hill.

Specific Mitigation Measures

The City could make signal timing improvements to increase the efficiency of impacted intersections and roadways in the subarea. Error! Reference source not found. describes potential improvements to the impacted study intersections. Improvements generally involve changes that will not require right-of-way acquisition or widening, rather only changes to signal timing. The exception is intersection of Pacific Highway and Sharondale Street, which is currently all-way stop controlled, where a signal could improve operations if the volumes meet a signal warrant. With the proposed mitigation measures all intersections are expected to operate at LOS D or better.

With implementation of the potential signal timing mitigation measures outlined in the previous section and future improvements at the Bridgeport Way/I-5 ramps, the magnitude of the impacts could be mitigated such that auto, freight, and transit are not significantly impacted.

Development in the study area would provide information about its expected trips and will provide a traffic study where applicable per LMC 12.09.028. This analysis can affirm the mitigation approach and phasing, such as signal timing at Bridgeport Way/I-5 on and off ramps.

Encouraging bike usage would reduce transportation demand on local roads and state highways. The City could continue applying its required bicycle parking standards by use in 18A.80.030.

Street Standards

Street frontage standards are part of the proposed Title 18C Station District Development Code.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: All of Lakewood, including the subarea, is within the Lakewood Military Coordination & Notice Area (MCNA).⁷ Jurisdictions within the MCNA coordinate with JBLM prior to the approval of zoning and Comprehensive Plan amendments. Current zoning has already been subject to MCNA review, but the City notifies JBLM of all land use and building permits, subdivisions, and site plans to provide opportunity for comment.

Parts of Lakewood are also subject to airport compatible land use restrictions. The subarea is not within the most restrictive aircraft safety zones, but is within the Inner Horizontal Surface imaginary surface area for the safe operation of aircraft

⁷ 18A.10.135.6

around JBLM.⁸ JBLM reviews proposed development to determine if the use is prohibited or could interfere with pilot vision, communication, radar, or other elements of safe operation. Typically, uses that produce steam, dust, glare that may impair visual operation, or those that attract birds, are prohibited.

The subarea is bisected by an existing rail line on which Sounder and freight operate. While the rail line is an important regional transit and freight corridor, it has also created an environment with few roadway crossing opportunities which can affect vehicle operations and bicycle and pedestrian mobility.

The City's 2016 Comprehensive Plan identifies designated truck routes for freight as a transportation goal. Designated major truck streets are primary routes for goods movement throughout the City. Designation as a major truck street helps Lakewood's Public Works Transportation division determine street design, traffic management plans, and pavement improvement projects that allow and facilitate the movement of larger vehicles along the designated Way. Bridgeport Way and South Tacoma Way are designated as truck routes in WSDOT's Freight and Good Transportation System (FGTS) 2019 update, as shown in **Error! Reference source not found.**⁹ In addition to the designated routes, 108th Street SW serves as a de facto freight route for trucks heading northbound on I-5 due to the limited height of the railroad bridge crossing I-5 at JBLM. These trucks exit the freeway at Bridgeport, take 108th to Pacific Highway, and then reenter I-5 at SR-512.

Proposal and Site-Specific Information:

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Lakewood Station District Planned Action and SEPA Checklist: The net increase between Planned Action and Existing Conditions is 1,950 vehicle trips. Total rounded vehicle trips by scenario tested include:

- Existing – 2,530
- Planned Action – 4,480

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: This is not applicable. There are no areas in use for agricultural and forest products.

Proposal and Site-Specific Information:

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

Lakewood Station District Planned Action and SEPA Checklist: See "d" above for planned improvements.

Other mitigation includes:

- Washington state Commute Trip Reduction (CTR) law focuses on employers with 100 or more employees whose shifts begin during the typical AM commute. This law requires employers to develop commute trip reduction plans and work toward meeting their mode share targets through internal programs and monitoring.
- The City of Lakewood included policies aimed at managing auto travel demand in its Comprehensive Plan. The policies call for the City to encourage and assist employers who are not affected by the CTR law to offer TDM programs on a voluntary basis, encourage large employers to offer flexible or compressed work schedules to reduce localized congestion, and implement a public awareness and educational program to promote transportation demand management (TDM) strategies.

Proposal and Site-Specific Information:

⁸ 18A.10.135.10B

⁹ <https://www.wsdot.wa.gov/sites/default/files/2006/02/13/washington-freight-and-goods-transportation-system-2019.pdf>
I:\Current Planning\SEPA Checklist App LU_BERK_Tracks (002).doc Revised 5/22/21

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.**

Lakewood Station District Planned Action and SEPA Checklist:

Emergency Services

Emergency response services in Lakewood are provided by West Pierce Fire and Rescue and the Lakewood Police Department. St. Clare hospital also supports a range of medical services including a 24 hour emergency room. Future development would add new residents and employees that could increase the demand for emergency services. Comprehensive Plan Policy P-5.1 establishes police response time objectives:

PS-5.1: Provide police protection with a three-minute response time for life-threatening emergencies (Priority 1), a six-minute response time for crimes in progress or just completed (Priority 2), and a routine/non-emergency response time of 20 minutes (Priority 3).

The status of response times is unknown.

The department 101 commissioned officers that service the City, and in 2016 responded to 49,569 calls for service. (City of Lakewood, 2020) With this information, an effective level of service can be calculated, resulting in about 1.72 officers per 1,000 residents.

The demand for the number of police officers under the Planned Action is anticipated to be 6.8, and under the No Action Alternative 3.8 officers.

Lakewood has adopted policies setting level of service standards for West Pierce Fire and Rescue (WPFR):

- PS-1.1: Maintain a Washington Surveying and Rating Bureau (or successor agency) rating of ISO Class 3 or better; and
- PS-4.2: Provide a four-minute initial time standard for EMS calls.

WPFR has met the PS-1.1 LOS standard with a class 3 WSRB through 2020.¹⁰

WPFR has a turnout time for all incidents of 110 seconds (less than 2 minutes) and a response time of 6 minutes for a first arriving unit with a “first responder” or higher. In 2017, the goal of a 110 second response time was met 70% of the time. The goal of arrival of a unit with first responder or higher level capability at an emergency medical incident was met 83% of the time.¹¹

A common effective level of service standard is to look at fire response personal per 1,000 capita. This helps compare service capabilities over-time and across jurisdictions. Fire suppression personnel are often trained in emergency medical services, and there is overlap in the number of full time equivalents (FTEs) for each activity.

Based on the expected population of the No Action Alternative, there would be a demand for 3.44 firefighters, and 6.15 under the Planned Action.

There is no level of service for the St. Clare Hospital. Relevant Comprehensive Plan policies include:

PS-14.7 Encourage the location of medical clinics and services near transit facilities.

Public Schools

Future residents would increase the demand for public schools. Public school services are provided by the Clover Park School District (CPSD). The study area is primarily served by Lakeview Hope Academy Elementary School and to a small degree by Four Heroes Elementary School. Lochburn and Hudtloff Middle Schools also serve the study area. Clover Park High School serves the entire study area.¹² To estimate student generation, it is also possible to consider the number of households in the district in relation to the number of students. The number of households in the Clover Park School district is 29,700 as of 2019 based on State of Washington Office of Financial Management (OFM) small area estimates. There are 13,789 students in the district as of 2019. Thus, the effective student per household ratio is 0.46. Under the Planned Action, there would be 792 students in new households.

Proposal and Site-Specific Information:

¹⁰ See: <https://www.westpierce.org/west-pierce-fire-rescue-maintains-class-3-rating/>.

¹¹ See: <https://www.westpierce.org/wp-content/uploads/Annual-Report-2017-with-52.33-report.pdf>.

¹² See: <http://apps.schoolslocator.com/index.html?districtCode=49275>.

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

Lakewood Station District Planned Action and SEPA Checklist:

The growth will occur through 2035 and beyond and would contribute taxes to help support services; growth will be incrementally absorbed. The City addresses public service levels of service in its Capital Facilities Plan Element. The element is updated periodically to ensure that proposed growth and change can be served.

Proposal and Site-Specific Information:

16. Utilities

a. Circle utilities currently available at the site:

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

Lakewood Station District Planned Action and SEPA Checklist: All power, water, and sewer services are available. Lakeview Light and Power provides electrical service to the subarea and Puget Sound Energy provides natural gas service.

Water service is provided by Lakewood Water District. District policy requires the developer to pay for system improvements related to new development. Depending on the location and intensity of new development in the subarea this may include water main upgrades or line extensions to provide additional capacity or fire flow. Coordination of water line upgrades with the District's 50-year repair and replacement program could provide cost and timing efficiency for redevelopment projects in the subarea. Fire flow requirements would be applied at the time of building and construction permits. See Appendix A.

Wastewater service in Lakewood is provided by Pierce County Public Works. See Appendix A. Most of the sewer pipes were installed in the 1980's (some later) and are primarily 30 inch diameter PVC pipes, which have a 100-year lifetime. Pierce County coordinates quarterly with the City of Lakewood to discuss upcoming and future projects. A Sewer Improvement Plan was adopted in September 2019, addressing capital facility planning from 2020-2040 and identifying funding for the next six years of capital facility improvements. There are no listed projects within or near the subarea identified in this plan.

The most recent system plan is the 2010 Unified Sewer Plan, adopted in 2012. Pierce County is scheduled to begin an update to this plan in 2020. The plan accounted for zoning densities in place today, e.g. up to 54 units per acre. Development that occurs at a higher intensity than the existing conditions may require wastewater system capacity upgrades. New development or redevelopment at the levels envisioned by the future land use plan will require larger collection lines. Update of the Unified Sewer Plan provides an opportunity to plan for future development in the LSDS. The Lakewood Landing Project would have densities of 66 units per acre if considering the Phase 1 site area of 11.5 acres, but would have densities at 25 units per acre across the entire 30 acre site. Based on the whole site area, densities would be consistent with the TOC zone that has a maximum of 54 units per acre. Coordination regarding the phasing of development and needs for sewer service improvements would assist in development implementation.

Proposal and Site-Specific Information:

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.

Lakewood Station District Planned Action and SEPA Checklist: Potential strategies for water and sewer include coordination with service providers by each Planned Action Applicant consistent with LMC 18A.60.140 Concurrency:

- Water mains may need to be upgraded for capacity or fire flow to support redevelopment. This may be done efficiently and at lower cost if strategic upgrades are coordinated with the Lakewood Water District's 50-year repair and replacement plan.
- Participation in the update of Pierce County's Unified Sewer Plan will help to identify future capacity challenges, needed upgrades to collection lines, and funding options for replacement.

Proposal and Site-Specific Information:

C. Signature

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

Signature _____

Name of signee:

Position and Agency/Organization:

Date Submitted:

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not 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?

See B.2, B.3, and B.7.

Proposed measures to avoid or reduce such increases are:

See B.2, B.3, and B.7.

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

See B.4 and B.5.

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

See B.4 and B.5.

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

See B.7.

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

See B.7.

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, flood plains, or prime farmlands?

See B.3, B.4, B.5, B.12, and B.13.

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

See B.3, B.4, B.5, B.12, and B.13.

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?

See B.8 regarding land use.

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

The integration of the LSDS Subarea Plan may require minor consistency edits to the Comprehensive Plan. For example, replacement of the urban design diagram shown in **Error! Reference source not found.** and references from the Comprehensive Plan to the Subarea Plan in the Land Use Element, Transportation Element, and Capital Facilities Element as appropriate.

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

See B.14 and B.15.

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

See B.14 and B.15.

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

The area has limited natural environment features, but all development will be required to address critical area and water quality regulations.



**CITY OF LAKEWOOD COMMUNITY
DEVELOPMENT DEPARTMENT HANDOUT #12**

(See CDD Handout #12- only the first 5 questions need to be answered to receive an estimate)

**LAKEWOOD SUBAREA OPERATIONAL
CHARACTERISTICS DESCRIPTION**

For Downtown Subarea trip mitigation information, please fill out the first 5 questions

A detailed description of operational characteristics is required for all discretionary land use permits such as, administrative use permits, conditional use permits, temporary use permits, variance applications, etc. and may be required for zoning certification and other permits, as deemed necessary by Community Development Department staff. The operational description must include the following information to be considered complete:

1. Description of proposed use/project application. What will be the nature of your business?
2. Extent and type of proposed improvements to the site and/or interior or exterior building remodeling to existing building(s) (i.e. additions to building, interior building improvements or alterations, landscaping, proposed signs, additional parking spaces, etc.).
3. Traffic (vehicular trips to and from site per day) generated by the use, including deliveries and client-related trips (i.e. any proposed shipping and receiving activities, projected employee trip generation, projected customer trip generation). **NOTE: Self-reported numbers that conflict with the ITE manual used to estimate fees will be taken into consideration only when accompanied by a trip generation letter with supporting documents.**
4. Previous use of property: Has the property been vacant for 12 or more months? **YES / NO** Name of previous Business _____ (*circle one*)
Type of previous business (ie. grocery store, nail salon, restaurant etc) _____
5. Total square footage of the floor area of the tenant space.

OFFICE USE ONLY:

Proposed Land Use Code: LUC _____ Former Land Use Code: LUC _____

Total estimated Trip Mitigation Fee: _____

Notes:

6. Proposed number of students on the site at any one time if application is for a day care or educational facility.
7. Maximum numbers of employees on the site at any one time.
8. Proposed hours, days, place and manner of operation.
9. Type of products or services proposed to be available on the site.
10. Number of commercial vehicles proposed to be parked or stored on the site.
11. Proposed type of equipment/machinery to be used by the business or stored on site (i.e., office equipment, manufacturing equipment, construction equipment).
12. Proposed use of outdoor space on lot (i.e., outdoor storage, outdoor display and sales of merchandise, parking/open space, recreation space).
13. If more than one tenant on the site, provide the square footage of each tenant space, business names of tenants, and type of business

Space #	Type of Business	Tenant Name	Area

14. Existing number of parking spaces.

15. Surrounding uses and businesses next to proposed business/project site.

16. Operational characteristics or functions that create emission of gasses, dust, odors, vibration, electrical interference, smoke, noise, air pollution, light, glare, odor or dust in a manner likely to cause offense or irritation to neighboring residents.

17. Site and building design features that minimize land use impacts, such as traffic, aesthetics, etc. or environmental impacts such as noise, vibration, dust or air pollution, glare, odor and dust, etc.

18. Provide a hazardous material inventory statement and summary.

Handouts and application forms may be revised without notice.



6000 Main St. SW Lakewood,
WA 98499
Phone: (253) 512-2261

CITY OF LAKEWOOD COMMUNITY DEVELOPMENT DEPARTMENT HANDOUT #1

SITE PLAN REQUIREMENTS FOR NEW AND MAJOR ADDITIONS TO COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENT

A detailed site plan must be drawn to scale and include the following information, as applicable, to be considered complete:

1. Site address
2. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development in the area.
3. Property lines.
4. North arrow and decimal engineering scale (ie. 1"=20'; **not** 1/8"=1' architectural scale).
5. Pierce County tax parcel number.
6. Lot dimensions and total square footage.
7. All existing and proposed public and private roads, driveway accesses and road right-of-ways with dimensions and road names, including curbs and gutters, sidewalks and/or edges of pavement. Include all existing driveways within 200 feet of the subject property on both sides of all streets, in both directions along public street frontages.
8. All easements (access, utility, railroad, storm water, etc.). Indicate type and dimensions of easement.
9. All major manmade or natural features (slope, shorelines, riparian areas, railroad tracks, bridges, etc.).
10. Existing building locations.
11. Dimensions and square foot area of all proposed new structures and/or additions.
12. Dimensions and square foot area of all structures or pavement expected to be removed.
13. Dimensions of all setbacks (distance from the wall of all existing and proposed structures to property lines).
14. Location, dimensions and square foot area of all parking areas.
15. Vehicle loading and unloading areas, including dimensions of truck loading and maneuvering areas and total square footage.
16. Location of all paved areas.
17. Location of existing and proposed landscape areas (include dimensions inside of curbing and square footage inside curbing).
18. Existing and proposed fences or retaining walls (specify type and height of fence or wall).
19. Location and dimensions of any free-standing signs.
20. Location and type of any existing or proposed exterior lighting to be placed on the site
21. Areas of future development.
22. Location of outside storage areas (include dimensions and total square footage).
23. Location of trash dumpster(s).
24. Adjacent uses (undeveloped, single family, commercial, etc.) and the location of any structures within 5 feet of the property line on all abutting property.
25. Location of water and sewer mains nearest the site, including line size and other utility connections.
26. Water features or wetlands, including but not limited to, lakes, ponds, saltwater, year-round or seasonal streams, creeks, wetlands, gully or natural drainage way, drainage ditches, etc.
27. Critical areas, such as slopes, wetlands, shorelines and wildlife habitat.
28. Contours at two-foot intervals if the parcel(s) or access road(s) contain slopes of greater than 10%.
29. Sight distance triangles for all driveway locations and across the corners of properties at street intersections. Show the location and type of potential sight obstructions including height of vegetation.

IF APPLICATION IS FOR DEVELOPMENT IN DOWNTOWN SUBAREA:

Provide a narrative and include supporting scaled site plan and elevations that demonstrate applicability and consistency with:

30. Allowed land uses per LMC 18B.220 Uses.
31. Density, dimension, site layout, and other requirements of LMC 18B.230 District-wide Development Standards,
32. Allowed uses and special design standards associated with Overlay zones, if applicable, per LMC 18B.200-2. Overlay Districts Map, 18B.240 Colonial District Standards, and 18B.250 Transition Area Standards.
33. Required frontage improvements per street section in LMC 18B.300 Streets and Blocks.
34. Regulating Plan street type per LMC 18A.35.120-1.
35. Frontage type proposed per 18B-300-3. Street Standards and Frontage Types and LMC 18B.400.
36. Onsite open space location, size, and treatments, and pedestrian connections per LMC 18A.35.500 Landscaping, Open Space, and Green Infrastructure
37. Location and amount of parking per 18A.35.600 Parking.
38. Form-Based Code Review standards per LMC 18B.710.
39. Nonconforming Lots per LMC 18B.730.
40. Narrative and site plan and findings per LMC 18B.720 Master Planned Development – Town Center Incentive Overlay, if applicable.

IF APPLICATION IS FOR DEVELOPMENT IN LAKEWOOD STATION DISTRICT SUBAREA:

Provide a narrative and include supporting scaled site plan and elevations that demonstrate applicability and consistency with:

41. Allowed land uses per LMC 18C.220 Uses.
42. Density, dimension, site layout, and other requirements of LMC 18C.230 District-wide Development Standards,
43. Allowed uses and special design standards associated with Overlay zones, if applicable, per LMC 18C.200-2. Overlay Districts Map.
44. Required frontage improvements per street section in LMC 18C.300 Streets and Blocks.
45. Regulating Plan street type per LMC 18C.35.120-1.
46. Frontage type proposed per 18C-300-3. Street Standards and Frontage Types and LMC 18C.400.
47. Onsite open space location, size, and treatments, and pedestrian connections per LMC 18A.35.500 Landscaping, Open Space, and Green Infrastructure
48. Location and amount of parking per LMC18C.600
49. Form-Based Code Review standards per LMC 18C.710.
50. Nonconforming Lots per LMC 18C.730.
51. Narrative and site plan and findings per LMC 18C.720 Master Planned Development , if applicable.

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SPECIFIC PROJECT AND/OR SITE. ALL LARGE MAPS MUST BE FOLDED TO FIT INTO A 10 X 13 INCH ENVELOPE WITH THE APPLICATION NAME OF THE PLAN SHOWING. Handouts and application forms may be revised without notice.

APPLICANT/OWNER AFFIDAVIT OF POSTING

PRIOR TO APPLICATION SUBMITTAL, the applicant is required to post a notice board on the property. The notice board shall be a four foot by four foot (4'x4') plywood generic notice board mounted and bolted onto at least two (2) four inch by four inch (4"x4") wood posts and placed securely in the ground. The notice board shall be placed by the applicant in a conspicuous location on the street frontage bordering the subject property. The affidavit is to be completed and submitted with the application **after** the notice board has been installed.

I, _____ state and swear; that in compliance with the provisions of the City of Lakewood Land Use and Development Code, I caused to have posted a four foot by four foot (4'x4') plywood face generic notice board in _____ conspicuous place(s) on the street frontage bordering the subject property which is the subject of the _____ application on the _____ day of _____, 20____.

Applicant Signature

Date

OR

Property Owner Signature

Date