

City of Black Diamond Community Development Department
Notice of Application/Optional DNS Process

Date of issuance: January 8, 2020

The City of Black Diamond has received a permit for the following project:

File Application Numbers: PLN19-0077, Site Plan Review and PLN19-0078, SEPA checklist

Project Name: Black Diamond Retail South

Date of permit application: July 22, 2019

Date of determination of completeness: December 12, 2019

Date of Notice of Application: January 3, 2020

Comment due date: January 22, 2020

Lead Agency: City of Black Diamond

Agency Contact: Barbara Kincaid

Email: bkincaid@blackdiamondwa.gov,

Phone: (360) 851-4447

Description of proposal: Request for Site Plan Approval to construct a five-building commercial retail project in phases on an approximate 4.82-acre site within the City of Black Diamond. Proposed commercial/retail uses anticipated to include automotive store, fueling, office space, retail and food services.

Location of proposal: West side of Third Avenue (SR 169) to the north of Black Diamond-Ravensdale Road at 31231, 31317 and 31323 Third Avenue, Tax Parcel Numbers 112106-9032, 9034 and 9095.

Project Applicant: Weston Butt, Third Avenue Development , LLC

SEPA Environmental Review: The City of Black Diamond has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). This determination is based on proposed mitigations measures, permit requirements and applicable local, state and federal codes. Additional project mitigations include, but are not limited to, Washington State Department of Transportation (WSDOT) access guidelines, best management practices for low impact development, stormwater management, neighborhood aesthetics, and community character. In addition to the mitigation required by development regulations and applicable local, state and federal codes, other conditions may be identified and required under the SEPA DNS to adequately mitigate for potential adverse environmental impacts from the proposal.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted in writing by the date noted above to Barbara Kincaid, City of Black Diamond, PO Box 599, 24301 Roberts Drive, Black Diamond WA, 98010, email bkincaid@blackdiamondwa.gov.**

Required Permits: The following permits/approvals are needed for the proposed project: SEPA determination, Site Plan Approval, Clear and Grade, and Building Permits.

Plans/Studies/Environmental Documents Submitted with Application: SEPA Environmental Checklist, 8/13/2019; conceptual site plan and preliminary civil drawings; topographical survey; Geotechnical Report, Terra Associates, Inc., January 31, 2019; Coal Mine Hazard Report, Icicle Creek Engineers, Inc., January 9, 2018; Preliminary Stormwater Site Plan, Barghausen Consulting Engineering, Inc., August 9, 2019; Construction Stormwater General Permit, Dept. of Ecology, Stormwater Pollution Prevention Plan, November 2019; Traffic Assessment, TENW, August 6, 2019.

Preliminary determination of the development regulations that will be used for project mitigation and consistency: BDMC Title 18, Zoning; Title 19, Environment; Chapter 15.28, Land Clearing and Grading,

Public Hearing: A public hearing is not required for this proposal pursuant to Black Diamond Municipal Code (BDMC) Chapter 18.08.

Public Comment: The public is invited to comment on this application beginning on January 8, 2020 and ending at **5:00 PM on January 22, 2020**. All persons are welcome to comment on the application, request a copy of the decision and SEPA threshold determination, once made, receive information on the appeal processes or notices of any hearings. The application is being processed as a Type II permit procedure. No hearing will be required unless an appeal is filed. Information regarding this proposal must be requested in writing. Written comments and information requests must include the file number and be submitted to: City of Black Diamond Community Development Department, PO Box 599, 24301 Roberts Drive, Black Diamond WA, 98010, email bkincaid@blackdiamondwa.gov.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. BACKGROUND

1. Name of proposed project, if applicable:

Black Diamond Retail South

2. Name of applicant:

Weston Butt

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

Weston Butt
P. O. Box 571
Black Diamond, WA 98010

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

4. Date checklist prepared:

August 13, 2019

5. Agency requesting checklist:

City of Black Diamond

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

Construction activities are planned to start Fall of 2019 and full build out is anticipated by 2024.

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

The proposed project will be developed in phases with full build out anticipated by 2024.

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

- Environmental Checklist
- Stormwater Site Plan
- Stormwater Pollution Prevention Plan
- Geotechnical Engineering Report
- Coal Mine Hazard Assessment
- Traffic Impact Analysis

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

None are known to be pending to our knowledge.

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

- Environmental Determination by City of Black Diamond
- Site Plan Approval by City of Black Diamond
- Binding Site Plan Approval by City of Black Diamond
- Demolition Permits by City of Black Diamond
- Building Permits by City of Black Diamond
- Plumbing/Electrical/Mechanical Permits by City of Black Diamond
- Public Works Permit by City of Black Diamond

- Clearing and Grading Permit by City of Black Diamond
- Transportation Concurrency by City of Black Diamond
- Water Connection Permit by City of Black Diamond
- Sanitary Sewer Connection Permit by City of Black Diamond
- NPDES by Department of Ecology
- Roadway Improvement Permit by Washington State Department of Transportation

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed project will construct a five building commercial/retail project on an approximate 4.82 acre site within the City of Black Diamond, King County, Washington. Site development is anticipated to start in 2019 and will be developed in phases with complete build out anticipated by 2024. The site is located on the west side of Third Avenue (SR 169) at 31317 Third Avenue and currently contains three single family houses and associated outbuildings to be removed as part of the new development. The proposed project consists of the construction of a commercial and retail center containing five buildings for tenants that will include an automotive store, fueling, office space, retail and small restaurant uses. Along with building construction, the project will include clearing and grading activities, landscaping, stormwater facilities, water and sanitary sewer connections, off-site roadway improvements along Third Avenue (SR 169) and franchise utility extensions. A Binding Site Plan will be processed to divide the property into future lots to conform with the proposed development.

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.

Site Address: 31317 Third Avenue (SR 169)
 Tax Parcel No: 112106-9032, 9034, 9041 and 9095

The site is located on the west side of Third Avenue (SR 169) and to north of the Black Diamond-Ravensdale Road.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

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

Site topography slopes slightly from the west to the east with overall relief of approximately 41 feet.

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

The steepest slope on the site is approximately 23.5 percent.

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.

Soil conditions generally consist of 3 to 14 inches of topsoil overlying 2 to 6 feet of medium dense to dense silty sand with gravel (weathered till) overlying dense to very dense silty sand with gravel (unweathered till). Please refer to the geotechnical report prepared for the site for additional information.

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

The site is located within a broader area that is classified as Low Coal Mine Hazard Area due to past mining activities. Please refer to the coal mine hazard assessment and the geotechnical report prepared for the site for additional 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.

Approximately 12,400 cubic yards of cut and approximately 1,700 cubic yards of fill material will be used to prepare the site for future building construction. Approximately 5,200 cubic yards of unsuitable striping will be removed. The source of fill material is unknown at this time, but will be provided by an approved source.

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

Yes, depending on weather conditions, erosion could occur as a result of construction activity.

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

Approximately 82 percent of the site will be impervious surface upon project completion.

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

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project and the contractor will implement all appropriate temporary erosion and sedimentation control measures during the construction phase of the project.

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.

During construction, emissions from construction equipment would be present. Upon project completion, emissions from vehicular traffic to and from the site would be present.

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

Emissions from vehicular traffic on area roadways may be present, but would not be anticipated to affect the proposed development.

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

Construction equipment will comply with local and state emission standards. No other specific measures are proposed.

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.

There are no surface water bodies on or in the immediate vicinity of the site.

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

No work will take place within 200 feet of any waters.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material is anticipated to be placed in or removed from surface waters.

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

No surface water withdrawals or diversions are anticipated.

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

The site is not located in a 100-year floodplain per FIRM Map Panel 53033C1285 dated September 29, 1989.

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

No waste materials will discharge to surface waters.

b. Ground Water:

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

No groundwater will be withdrawn or water discharged to the ground under this proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged to the ground. All sanitary sewer effluent will be routed via tightline pipe and discharged to the existing sanitary sewer system located in Third Avenue (SR 169).

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.

The source of runoff is storm water from building roof tops and pavement areas. All storm water will be collected and conveyed into detention systems with water quality units. Detention from the stormwater detention system will be treated and discharged to an existing ditch and man-made conveyance system that ultimately discharges to the east to Ginder Creek.

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

No waste materials will enter ground or surface waters. All storm water will receive water quality treatment prior to discharging from the site and all sanitary sewer effluent will be routed to the existing sanitary sewer system.

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

Storm water will be routed through a designed system however, the discharge from the site will be very similar to the current drainage patterns.

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

The storm drainage system will be designed and constructed per City of Black Diamond standards to control storm water runoff from the proposed development.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards or other permanent crops.

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation -

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

A majority of the existing vegetation on the site will be removed as part of the proposed development.

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

None are known to be on or near the site to our knowledge.

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

Landscaping designed per City of Black Diamond design standards and implemented on the site will help to preserve and enhance vegetation.

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

There are no noxious plant species on the site to our knowledge. Per King County IMAP information, tansy ragwort is located in areas surrounding the site.

5. Animals

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

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

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

None are known to be on or near the site to our knowledge.

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

Yes, the site is part of the Pacific Flyway for Migratory Birds.

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

The use of landscaping to meet City of Black Diamond standards will help preserve wildlife.

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

None are known to exist to our knowledge.

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.

Natural gas will be used for heating, and electricity will be used for lighting and overall energy needs.

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

It is not anticipated that the project will affect the use of solar energy by an adjacent property.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The buildings will be designed to meet Washington State Energy Code requirements. No other specific measures are proposed.

7. Environmental health

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

During the construction phase of the project, the possibility of spills or other hazards would be associated with operation and fueling of construction equipment.

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

None are known to exist to our knowledge.

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

None are known to exist to our knowledge.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction, chemicals associated with construction equipment would be present. No hazardous chemicals are anticipated to be associated with the completed development.

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

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

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

A pollution and spill prevention plan will be implemented by the contractor for the construction phase of the project. No other specific measures are proposed.

- b. Noise

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

Vehicular noise along Third Avenue (SR 169) would exist but would not be anticipated to affect the project.

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

On a short-term basis, noise from construction equipment would be present from approximately 6 am to 6 pm daily. On a long-term basis, noise from vehicular traffic to and from the site would be present daily.

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

Construction equipment will comply with noise ordinance requirements. The use of perimeter landscaping, along with building placement will help to reduce noise impacts generated by the completed development.

8. Land and shoreline use

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

The site currently contains a single-family residence on each of the four parcels that comprise the site. A Puget Sound Energy substation is located to the north, and a commercial use building is located to the south. Palmer Coking Coal property is located to the south and west, and Third Avenue (SR 169) is located to the east.

- 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?

The site has not been used as working farm or forest lands to our knowledge.

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

There are no working farm or forest lands on or near the site to our knowledge.

- c. Describe any structures on the site.

Four single-family residences are located on the site.

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

All structures will be removed for the proposed site development.

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

The current zoning is CC – Community Commercial.

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

The current comprehensive plan designation is CC – Community Commercial and is within the Gateway Overlay District.

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

N/A

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

The site has previously been included in a broader mine hazard area. Please refer to the geotechnical engineering study and coal mine assessment report for additional information.

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

Approximately 85 persons will work at the proposed development.

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

No persons will be displaced as a result of the proposed project.

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

No specific measures are proposed.

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

The proposed development will comply with the City of Black Diamond Municipal Code and design standards, including Gateway Overlay District.

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

There are no farm or forest use properties of long-term commercial significance on or near the site to our knowledge.

9. Housing

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

No housing is proposed under this development.

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

Four single-family structures will be eliminated.

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

No specific measures are proposed.

10. Aesthetics

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

The tallest point of the proposed buildings will be approximately 30 feet.

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

Views in the immediate area may be altered but it is not anticipated that any views will be entirely obstructed.

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

The use of perimeter landscaping designed to meet the City of Black Diamond requirements will help to create visual buffers and provide shielding for the proposed development.

11. Light and glare

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

Glare from building window glass would be present during day light hours. Light and glare from vehicular traffic to and from the site and from lot and building lighting could be present during evening hours.

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

It is not anticipated that light or glare created by the proposed development would be a safety hazard.

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

Light from vehicular traffic along Third Avenue (SR 169) could be present but would not be anticipated to affect the project.

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

Building and lot lighting will be shielded and directed towards the site and building glass will be non-glare. The use of on-site landscaping will also reduce and control light or glare impacts created by the proposed development.

12. Recreation

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

No recreational opportunities are located in the immediate vicinity of the site, however the Black Diamond Natural Area is within a mile and a half to the north of the site with trails for hiking, biking and horseback riding.

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

No recreational uses will be displaced.

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

No specific measures are proposed.

13. Historic and cultural preservation

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

There are no structures on or near the site that are eligible for listing in preservation registers to our knowledge.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known to be on or near the site to our knowledge.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A search of the site using the Washington State Information System for Architectural and Archaeological Records Data (WISAARD) was conducted. No other methods have been conducted to date.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No specific methods are proposed, however, if cultural artifacts were discovered on the site, the proper agencies would be notified.

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.

Current access to the site is provided via three existing driveways onto Third Avenue (SR 169). One new entrance onto Third Avenue (SR 169) is proposed to serve the new development.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is located on Metro Route 143 with the nearest stop at the intersection of Third Avenue (SR 169) and Baker Street approximately one mile to the south of the site.

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

The proposed development will provide approximately 226 parking stalls. No parking will be eliminated.

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

Yes. New roadway improvements will include widening of Third Avenue (SR 169) to include a meandering sidewalk and lighting.

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

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project is anticipated to generate 3,148 weekday daily trips with 242 weekday AM peak hour (135 in, 107 out) trips and 319 weekday PM peak hour (156 in, 163 out) trips. Refer to the traffic assessment prepared by TENW for additional 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.

There are no working farm or forest lands in the vicinity of the site to our knowledge.

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

Frontage road improvements to Third Avenue (SR 169) including widening, sidewalk, and lighting will reduce transportation impacts.

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.

Yes, the project would produce an increased need for public services.

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

Construction of new fire line and new fire hydrants, construction of frontage road improvements and payment of utility system development charges and traffic mitigation fees will reduce impacts to public services.

16. Utilities

- a. Circle utilities currently available at the site:

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity:	Puget Sound Energy
Natural Gas:	Puget Sound Energy
Water:	City of Black Diamond
Sanitary Sewer:	City of Black Diamond
Telephone:	CenturyLink
Cable:	Comcast
Refuse Service:	Republic Services

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: Daniel K. Balmelli

Name of signee Daniel K. Balmelli, P.E.

Position and Agency/Organization Executive Vice President, Barghausen Consulting Engineers

Date Submitted: August 13, 2019