



City of Puyallup
Development Services
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Puyallup, WA 98371
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SEPA Environmental Checklist (2023 UPDATED VERSION)

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

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)¹

1. Name of proposed project, if applicable:

UPMU AOB and UPMU Bell Place

2. Name of applicant:

Walker John - Urban Puyallup Mixed Use LLC

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

P.O. Box 7534 Olympia, WA 98507

4. Date checklist prepared:

9/17/2025

5. Agency requesting checklist:

City of Puyallup

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

The projects aim to be under construction within 1 year.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

Not at this time.

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

AOB

1. Traffic Scoping Worksheet by GVC Transportation Solutions
2. Draft Geotechnical Engineering Services Report by GeoEngineers
3. Phase 1 Environmental Site Assessment by GeoEngineers
4. Small Scale Pit Infiltration Test by Leroy Surveyors and Engineers
5. Site Survey by Sitts & Hill

Bell Place

1. Traffic Scoping Worksheet by GVC Transportation Solutions
2. Soils Report by GeoResources
3. Phase 1 Environmental Site Assessment by Earth Solutions NW
4. Stormwater Site Plan Preliminary Drainage Report by Azure Green

- 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.**

AOB

Not at this time. There were previous project proposals

Bell Place

Not at this time. There were previous project proposals

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

For both projects,

Preliminary Site Plan, Downtown Design Review, Clearing and Grading, Storm Drainage, Sanitary Sewer, water, and Building Permits will be required.

- 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.)**

AOB

Construction of a 5 story multi-family building with 140 residential units on a 1.11 acre site. 99 parking spaces in a ground floor parking garage and 2,295 sf of leasable retail space and a fitness gym for resident use on the ground floor. Rooftop amenity deck and dog run.

Bell Place

Construction of a 5 story multi-family building with 100 residential units on a .75 acre site. 70 parking spaces in a ground floor parking garage. Lobby and leasing office on level 1 and amenity deck and dog run on level 2.

- 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.**

AOB

The site is located at 330 3rd St SW PUYALLUP, WA 98371, at the southwest corner of West Pioneer Ave and 3rd St SW. The parcel number is 5745001371

Bell Place

The site is located at 204 4TH ST SW, PUYALLUP WA 98371, between W Meeker, West Pioneer Ave and 4th St SW. The parcel numbers are 5745001641, 5745001632, 5745001631.

B. Environmental Elements

1. *Earth*

[Find help answering earth questions](#)²

a. General description of the site:

AOB

Flat

Bell Place

Flat

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

AOB

Isolated slope of less than 2%, approximately.

Bell Place

Isolated slope of less than 2%, approximately.

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.

AOB

Per the Geotechnical Report, the site is underlain by Holocene Alluvium. This deposit is described as comprising a mixture of sand, silt, gravel and cobbles.

Bell Place

Per the soils report, the site is underlain by Puyallup fine sandy loam

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

AOB

Per the Geotechnical Report, "there are no mapped faults or other seismogenic features within about 1 mile of the site. Based on the distance to the nearest mapped fault or seismogenic feature, it is our opinion the risk for surface rupture at this site is low. "

Bell Place

No

- 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.**

AOB

Exact quantities of cut and fill are to be determined. Any fill sources will be from an approved site and any exports will be to an approved receiving site.

Bell Place

Exact quantities of cut and fill are to be determined. Any fill sources will be from an approved site and any exports will be to an approved receiving site.

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

AOB

Based on current conditions and proper construction erosion and sediment control best management practices to be utilized during construction, erosion is unlikely.

Bell Place

Based on current conditions and proper construction erosion and sediment control best management practices to be utilized during construction, erosion is unlikely.

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

AOB

90%

Bell Place

90%

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

AOB

The project will design an erosion and sediment control plan (C-SWPPP) per City standards, for review and approval during building permitting.

Bell Place

The project will design an erosion and sediment control plan (C-SWPPP) per City standards, for review and approval during building permitting.

2. *Air*

[*Find help answering air questions³*](#)

- 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.**

AOB

Emissions from construction equipment and fugitive dust will likely result during construction. During construction, the site will be watered if required to reduce dust levels. Post construction, normal emissions related to multifamily residences will be produced, predominately related to resident vehicles and deliveries.

Bell Place

Emissions from construction equipment and fugitive dust will likely result during construction. During construction, the site will be watered if required to reduce dust levels. Post construction, normal emissions related to multifamily residences will be produced, predominately related to resident vehicles and deliveries.

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

AOB

Normal traffic and commercial operation from the surrounding area.

Bell Place

Normal traffic and commercial operation from the surrounding area.

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

AOB

During construction, best management practices will be utilized to control emissions. Any requirements of the NPDES permit issued by WA Dept of Ecology will be adhered to. No other measures are proposed at this time.

Bell Place

During construction, best management practices will be utilized to control emissions. Any requirements of the NPDES permit issued by WA Dept of Ecology will be adhered to. No other measures are proposed at this time.

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁴

a. Surface:

[Find help answering surface water questions](#)⁵

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.**

AOB

No

Bell Place

No

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.**

AOB

Not Applicable

Bell Place

Not Applicable

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.**

AOB

Not Applicable

Bell Place

Not Applicable

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

AOB

Not Applicable

Bell Place

Not Applicable

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

AOB

According to the FEMA Firm Map No. 53053C0333E the site is not within a 100 year floodplain, but is within Zone X, which is areas of minimal flood hazard.

Bell Place

According to the FEMA Firm Map No. 53053C0333E the site is not within a 100 year floodplain, but is within Zone X, which is areas of minimal flood hazard.

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.**

AOB

No

Bell Place

No

b. Ground:

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)⁶

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 a general description, purpose, and approximate quantities if known.**

AOB

No

Bell Place

No

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

AOB

No waste will be discharged into the ground.

Bell Place

No waste will be discharged into the ground.

c. Water Runoff (including stormwater):

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

AOB Stormwater runoff from impervious surfaces will be conveyed to the City's stormwater system that eventually outfalls to the Puyallup River. Pollution generating surfaces that are required to go to sanitary sewer will be collected and discharged to sanitary sewer, as required.

Bell Place Stormwater runoff from impervious surfaces will be conveyed to the City's stormwater system that eventually outfalls to the Puyallup River. Pollution generating surfaces that are required to go to sanitary sewer will be collected and discharged to sanitary sewer, as required.

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

AOB

Runoff from pollution generating surfaces will be treated prior to being discharged.
Trash will be enclosed to prevent runoff from washing waste into the storm system.

Bell Place

Runoff from pollution generating surfaces will be treated prior to being discharged.
Trash will be enclosed to prevent runoff from washing waste into the storm system.

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

AOB

Not anticipated.

Bell Place

Not anticipated.

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

AOB

A closed conveyance system connecting to the existing City system will be installed to manage surface water impacts and ensure adequate drainage capacity.

Bell Place

A closed conveyance system connecting to the existing City system will be installed to manage surface water impacts and ensure adequate drainage capacity.

4. Plants

[Find help answering plants questions](#)

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?**

AOB

The existing site has typical parking lot landscaping which will be removed with the Project. Existing right-of-way street trees will remain.

Bell Place

The existing site has grass and several large trees and shrubs. All will be removed with the project.

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

AOB

None, to our knowledge.

Bell Place

None, to our knowledge.

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

AOB

Landscaping will be consistent with the landscape standards adopted by the City of Puyallup.

Bell Place

Landscaping will be consistent with the landscape standards adopted by the City of Puyallup.

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

AOB

None, to our knowledge.

Bell Place

None, to our knowledge.

5. Animals

[Find help answering animal questions](#)⁷

- a. **List any birds and other animals that 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:

AOB

None known.

Bell Place

None known.

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

AOB

None known.

Bell Place

None known.

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

AOB

The site is part of the Pacific Flyway for migrating birds as is most of Western Washington

Bell Place

The site is part of the Pacific Flyway for migrating birds as is most of Western Washington

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

AOB

None proposed.

Bell Place

None proposed.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

AOB

None known.

Bell Place

None known.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁸

- 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.**

AOB

Project energy needs will be met with electric energy to be used for space heating, water heating and operating lighting and appliances.

Bell Place

Project energy needs will be met with electric energy to be used for space heating, water heating and operating lighting and appliances.

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

AOB

Not to our knowledge.

Bell Place

Not to our knowledge.

- 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.**

AOB

The project will be designed and constructed to meet current building energy codes adopted by the City. It is also anticipated that energy efficient lighting, appliances and heat pump water heaters and heat pump clothes dryers will be utilized by future residents.

Bell Place

The project will be designed and constructed to meet current building energy codes adopted by the City. It is also anticipated that energy efficient lighting, appliances and heat pump water heaters and heat pump clothes dryers will be utilized by future residents.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)⁹

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

AOB

None known.

Bell Place

None known.

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

AOB

According to the Phase I Environmental Site Assessment the presence of possible contamination at the site is low.

Bell Place

None known.

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.**

AOB

None to our knowledge.

Bell Place

The property adjacent to the post office was evaluated for risks to this project due to an underground tank and was not found to affect these parcels.

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.**

AOB

Standard gas construction equipment maybe be temporarily stored during construction. No toxic or hazardous chemicals will be stored, used, or produced during the operating life of the Project after construction activities are complete.

Bell Place

Standard gas construction equipment maybe be temporarily stored during construction. No toxic or hazardous chemicals will be stored, used, or produced during the operating life of the Project after construction activities are complete.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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

AOB

None.

Bell Place

None.

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

AOB

None.

Bell Place

None.

b. Noise

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

AOB

Noise generated in the vicinity of the site generally consists of vehicles traveling on the adjacent right-of-way, the fire engine at the adjacent fire house and railroad travel on the near railroad tracks. This noise is not anticipated to affect the Project.

Bell Place

Noise generated in the vicinity of the site generally consists of vehicles traveling on the adjacent right-of-way, the fire engine at the adjacent fire house and railroad travel on the near railroad tracks. This noise is not 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)?**

AOB

During construction, the noise typical of construction vehicles will occur. Construction activities will be limited to normal working hours. Long term, noise will be generated by traffic of tenants of the multifamily building. These noise levels are anticipated to be consistent with the existing ambient noise levels.

Bell Place

During construction, the noise typical of construction vehicles will occur. Construction activities will be limited to normal working hours. Long term, noise will be generated by traffic of tenants of the multifamily building. These noise levels are anticipated to be consistent with the existing ambient noise levels.

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

AOB

Construction activities will be limited to normal working hours per the City's permitted construction work hours.

Bell Place

Construction activities will be limited to normal working hours per the City's permitted construction work hours.

8. Land and shoreline use

[*Find help answering land and shoreline use questions*](#)¹⁰

- 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.**

AOB Current use of the site is a surface parking lot.

The following uses are adjacent: North: Police and fire station, East: Multifamily residential and senior center, South: Single family residential, West: Funeral home and single family residential.

Bell Place

The current use of the site is single family. The following uses are adjacent: North: Multifamily residential, East: Police and fire station, South: Church and single family residential, West: tattoo parlor and a single family home. The proposal will not effect the use of adjacent properties.

- 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 because 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?**

AOB

No

Bell Place

No

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

AOB

No

Bell Place

No

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

AOB

There are not structures on the site.

Bell Place

One single family residential structure.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

AOB

No, the site is currently a surface parking lot.

Bell Place

Yes, all structures will be demolished.

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

AOB

CBD-CORE

Bell Place

RM-CORE

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

AOB

POC - Pedestrian Oriented Commercial

Bell Place

HDR -High Density Residential

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

AOB

Not applicable

Bell Place

Not applicable

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

AOB

No.

Bell Place

No.

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

AOB

Approximately 200.

Bell Place

Approximately 150.

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

AOB

None

Bell Place

One

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

AOB

None proposed.

Bell Place

None proposed.

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

AOB

The Project is being designed for approved uses within the zoning classification and incorporates approved design standards..

Bell Place

The Project is being designed for approved uses within the zoning classification and incorporates approved design standards.

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

AOB

None proposed.

Bell Place

None proposed.

9. Housing

[Find help answering housing questions](#)¹¹

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

AOB

140 Units. Middle Income.

Bell Place`

100 Units. Middle Income.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

AOB

None

Bell Place

1 middle income housing unit will be eliminated.

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

AOB

None proposed.

Bell Place

None proposed.

10. Aesthetics

[*Find help answering aesthetics questions¹²*](#)

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

AOB

The building will be 55' or less. Exterior building materials will consist of High Quality Materials of Brick, metal siding. In addition, minor use of cementitious siding with quantity and at allowed areas per Downtown Design Guidelines.

Bell Place

The building will be 55' or less. Exterior building materials will consist of High Quality Materials of Brick, metal siding. In addition, minor use of cementitious siding with quantity and at allowed areas per Downtown Design Guidelines.

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

AOB

Adjacent properties to the west and north may have partially obscured views of the mountain to the SE, but the site and surroundings are on level ground and we are not exceeding city height restrictions.

Bell Place

Adjacent properties to the west and north may have partially obscured views of the mountain to the SE, but the site and surroundings are on level ground and we are not exceeding city height restrictions.

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

AOB

The project will conform the the City of Puyallup's design standards.

Bell Place

The project will conform the the City of Puyallup's design standards.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹³

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

AOB

Interior lighting typical of multifamily projects will occur between sunset and sunrise. Likewise, illumination of the building exterior and within landscaped areas of the Project site can be expected.

Bell Place

Interior lighting typical of multifamily projects will occur between sunset and sunrise. Likewise, illumination of the building exterior and within landscaped areas of the Project site can be expected.

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

AOB

Light or glare from the finished Project is not expected to create a safety hazard or interfere with views. The potential lighting glare is mitigated by shielded light fixtures that limit light spillover onto the adjacent properties.

Bell Place

Light or glare from the finished Project is not expected to create a safety hazard or interfere with views. The potential lighting glare is mitigated by shielded light fixtures that limit light spillover onto the adjacent properties.

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

AOB

Existing street light and emergency vehicle lights from the the adjacent station. No off-site sources of light or glare are expected to affect the Project.

Bell Place

Existing street light and emergency vehicle lights from the the adjacent station. No off-site sources of light or glare are expected to affect the Project.

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

AOB

Exterior lighting will be directed downward or towards building facades and shielded or muted so as to contain glare within the Project site.

Bell Place

Exterior lighting will be directed downward or towards building facades and shielded or muted so as to contain glare within the Project site.

12. Recreation

[Find help answering recreation questions](#)

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

AOB

In the immediate vicinity of the Project is Pioneer Park, the Puyallup Senior Center, the Washington State Fairgrounds, and Sparks Stadium.

Bell Place

In the immediate vicinity of the Project is Pioneer Park, the Puyallup Senior Center, the Washington State Fairgrounds, and Sparks Stadium.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

AOB

Not to our knowledge.

Bell Place

Not to our knowledge.

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

AOB

None proposed.

Bell Place

None proposed.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁴

- 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.**

AOB

There are a few historic and significant buildings located in the vicinity of the Project. These are identified in the design review application. There are no historic structures on-site.

Bell Place

There are a few historic and significant buildings located in the vicinity of the Project. These are identified in the design review application. There are no historic structures on-site.

- 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.**

AOB

Not to our knowledge.

Bell Place

Not to our knowledge.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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.**

AOB

The Project will follow Puyallup procedures described in PMC 21.14.375 Inadvertent Discovery of Archaeological Resources, in the event that cultural or historic artifacts are discovered during construction.

Bell Place

The Project will follow Puyallup procedures described in PMC 21.14.375 Inadvertent Discovery of Archaeological Resources, in the event that cultural or historic artifacts are discovered during construction.

- 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.**

AOB

None. In the event that suspected historic or cultural artifacts or objects of suspected archaeological value are discovered during site excavation, grading or other form of site development/construction, all work on site shall immediately stop and the property owner/developer shall notify the city, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe if any artifacts of possible or suspected to be of historic or cultural significance are uncovered during excavations.

Bell Place

Same answer as above.

14. Transportation

*[Find help with answering transportation questions](#)*¹⁵

- 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.**

AOB

The site is adjacent to West Pioneer Avenue and 3rd Street SW. The site can be accessed through the existing City of Puyallup downtown street grid which connects to State highways 167, 161 and 512. These State highways all connect to Interstate 5.

Bell Place

The site is adjacent to West Pioneer Avenue, 4th Street SW and Meeker St. The site garage is accessed via W Meeker St. The site can be accessed through the existing City of Puyallup downtown street grid which connects to State highways 167, 161 and 512. These State highways all connect to Interstate 5.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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?**

AOB

Yes, the site is currently served by Pierce Transit Routes 409, 400, 402 and 425 with a stop on the 409 route adjacent to the Project. Additionally, Sound Transit rail station is approximately 850 feet to the north.

Bell Place

Pierce County Transit stops are 1 block to the east on W Pioneer

- c. **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).**

AOB

Yes, the street parking along 3rd St SW will be reoriented from parallel parking to angle parking on the west side of the street to better serve the needs of the senior center to the east.

Bell Place

None proposed.

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

AOB

Not in the immediate vicinity, but Sound Transit commuter rail is approximately 800 feet to the north of the project.

Bell Place

Not in the immediate vicinity, but Sound Transit commuter rail is approximately 800 feet to the north of the project.

- e. **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?**

AOB & Bell Place

The traffic scoping worksheet analyzed both projects together and found that there would be approximately 607 average daily trips with 53 AM peak hours trip and 64 PM peak hour trips. The data model used was ITE's Trip Generation, 11th Edition.

- f. **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.**

AOB

No.

Bell Place

No.

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

Payment of traffic impact fees and conformance to local codes and regulations. See also the Traffic Scoping Worksheet for a discussion of transportation impacts.

15. Public services

[Find help answering public service questions¹⁶](#)

- 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.**

AOB

The Project could result in the increased need for public services associated with proposed multifamily use.

Bell Place

The Project could result in the increased need for public services associated with proposed multifamily use.

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

AOB

Direct impacts to public services would be reduced through the installation of a fire suppression system and building security equipment. The increase in services would also be proportionately mitigated by applicable development fees and City taxes.

Bell Place

Direct impacts to public services would be reduced through the installation of a fire suppression system and building security equipment. The increase in services would also be proportionately mitigated by applicable development fees and City taxes.

¹⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions¹⁷](#)

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

AOB

All services above are available at the site.

Bell Place

All services above are available at the site.

- 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.**

AOB & Bell Place

Power - Puget Sound Energy

Water - City of Puyallup

Refuse - Waste Collections

Storm and sewer - City of Puyallup

Cable, internet, telephone providers - Centrylink and Comcast

As part of the utility installation work, the Project may require the installation of pipe that exceeds 8 inches in diameter.

C. Signature

[Find help about who should sign¹⁸](#)

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.

X	Nathan Miller	Digitally signed by Nathan Miller
		DN: C=US, E=nmiller@c2k.com,
		CN=Nathan Miller
		Date: 2025.10.20 13:02:34-07'00'

Type name of signee: Nathan Miller

Position and agency/organization: Principal, C2K Architecture Inc.

Date submitted: 10/17/2025

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet¹⁹](#)

Do not use this section 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?**

AOB & Bell Place

None anticipated.

- **Proposed measures to avoid or reduce such increases are:**

AOB & Bell Place

Not needed.

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

AOB & Bell Place

This is unlikely.

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

AOB & Bell Place

Not needed.

¹⁹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

AOB & Bell Place

This is unlikely.

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

AOB & Bell Place

The project will incorporate energy efficiency measure and avoid fossil fuel use.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

AOB & Bell Place

Unlikely. The projects are not these types of areas.

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

AOB & Bell Place

None. The projects are not these types of areas.

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?**

AOB & Bell Place

Unlikely. The projects are not near a shoreline.

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

AOB & Bell Place

None. The projects are not near a shoreline.

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

AOB & Bell Place

The projects would place additional demands on these systems, typical of any new high- density multi-family development in an urban area.

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

AOB & Bell Place

The projects are located near public transit, including bus and commuter rail, where residents will have the option to reduce car travel. Electric energy use impacts will be mitigated with the use of heat pump water heaters, heat pump clothes dryers, and ERV units to reduce heating and cooling energy demand.

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

AOB & Bell Place

None known.