



City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Tel. (253) 864-4165 Fax. (253) 840-6670

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](#)¹

1. Name of proposed project, if applicable:

Seasons on Meeker

2. Name of applicant:

Nate Erwin, Palindrome

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

412 NW 5th Ave., Suite 200, Portland, OR 97209 P: 815-757-6105

4. Date checklist prepared:

9/20/2025

5. Agency requesting checklist:

City of Puyallup

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

Phase 1 - Market Hall + Townhomes: Complete construction 8/1/27.

Phase 2 - Multifamily: Complete construction 12/31/28

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.**

No there are no plans for future additions or expansions outside of the project proposal.

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

Geotechnical Report, prepared by Columbia West Engineering, dated 8.18.23

Contaminated Media Management Plan, prepared by Apex, dated 6.9.25

Traffic impact analysis pending for the phase II MF project.

No Further Action Report, prepared by Dept. of Ecology - 7.24.2024

Performance Groundwater Monitoring Results Technical Memo, prepared by Farallon Consulting Dated 12.21.23

- 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.**

No additional applications pending.

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

Preliminary Site Plan & SEPA

Downtown Design Review

Civil Application

Building Application

- 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.)**

Seasons on Meeker is a transit-oriented development project located in downtown Puyallup. The project consists of a mix of new construction and adaptive reuse of a historic building. The residential component consists of a mix of 115 rental apartments and 8 for-sale townhomes. The commercial market hall will reuse most of the existing historic building onsite and create a new microbrewery and restaurant pods.

- 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.**

The proposed project is located in downtown Puyallup at 115 2nd St SE. The project site front on E Meeker to the South, 2nd St SE to the East, and E Main Ave to the North.

B. Environmental Elements

1. Earth

[Find help answering earth questions](#)²

a. General description of the site:

The current project site is primarily surface parking along with a road to be vacated as part of the project development. There is an approximately 5,000 sf existing building onsite that will be renovated and reconfigured.

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

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

There is less than a 1% slope across the site. Localized areas are up to 5% slope for stormwater.

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.

The site consists of hard surfaces over imported structural fill. The structural fill is over compacted native soils that consist mainly of glacial till. Native soils are named Puyallup Fine Sandy Loam (NRCS 31A) and are considered moderately draining in terms of Low Impact Design.

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.**

No there are no surface indications or known history of unstable soils in the immediate vicinity

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The project will have approximately 1500 CY of export of existing hard surfaces and 1500 CY of import for new hard surfaces and landscaping soils/mulch.

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

Erosion is unlikely to occur due to the use of appropriate Best Management Practices such as a construction exit, catch basin inserts, straw wattles, material management, and sediment loading tests.

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

Approximately 85% to 95% of the site will be impervious depending on the final design of the plaza areas.

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

A Stormwater Pollution Prevention Plan (SWPPP) will be implemented during construction that will implement various Best Management Practices strategies to reduce and control any potential on-site erosion.

2. *Air*

[*Find help answering air questions*](#)³

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.

Dust and vehicle emissions will occur during construction of the proposed project. No significant impacts to air emissions are anticipated to operate and maintain the project when completed.

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

Off-site sources of emissions or odor are minimal and restricted to urban activity and vehicle emissions.

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

During construction, construction best practices will be utilized to minimize impacts to air quality and dust control.

Following construction, emissions will be minimal.

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.**

No, there are no surface water bodies on or in the 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.**

N/A

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.**

N/A

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

It is not anticipated to be needed. There is always a chance that perched groundwater is located below surface and may require pumping and sediment removal.

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.**

No, the proposed project does not lie within a 100-year floodplain.

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, the proposed project does not involve any discharges of waste materials to surface waters.

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.**

No groundwater will be withdrawn from a well for drinking water or other purposes.

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.**

The proposed project does not anticipate discharging waste materials directly 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.**

Stormwater due to rain events will be collected in surface areas by catch basin and conveyed through man-made pipe system into the city system. Parking lot water will be treated through an appropriate water quality device. The city system is a direct discharge system to the Puyallup River.

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

It is unlikely that waste materials could enter ground or surface waters.

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

The project does not alter the Threshold Discharge Area. Due to the street vacation, some stormwater may be locally re-directed.

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

The project will utilize low impact design methods for landscaped areas resulting in reduced run-off.

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?**

The existing site is primarily a surface parking lot, negligible amounts of existing vegetation will be removed or altered. Street trees may be replaced during phases of the project.

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

There are no known threatened or endangered species on or near the site.

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

There does not appear to be any native or existing vegetation on site, besides a parking lot tree. Proposed landscape will include a mix of deciduous and evergreen trees, shrubs and groundcovers that will increase shade canopy coverage and provide plant material that is not currently present on site.

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

There are no known noxious weeds or invasive species on or near the site.

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: Mice, Raccoons, Rabbits
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

There are no known threatened or endangered species on or near the site.

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

Other than being a part of the Pacific Flyway, the site is not part of a known migration route.

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

The existing is primarily a surface parking lot. The proposed project will add significant amounts of landscaped area to the existing site, which will enhance the potential appeal to existing wildlife.

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.**

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

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.**

Electric, natural gas, and solar will be used to meet the completed project's energy needs. Proposed energy sources will be used for heating, lighting, and power.

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

The 5 story multi-family building could potentially impact the use of solar energy to properties located to the west and to a lesser extent the north of the proposed project.

- 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.**

Energy Star Appliances
LED Light Fixtures
Enhanced Insulation

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](#)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.**

The proposed residential and commercial uses pose a limited environmental health hazard to the surrounding neighbors or on site tenants.

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

The proposed residential and commercial uses pose a limited environmental health hazard to the surrounding neighbors or on site tenants.

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.**

The site is undergoing remediation for total petroleum hydrocarbons, VOCs (benzene, ethylbenzene, toluene, xylenes), and chlorinated VOCs (trichloroethene, cis-1,2-dichloroethene, vinyl chloride). A Contaminated Media Management Plan is in place to guide construction activities.

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.**

Typical chemicals and materials used in the construction of residential and commercial projects include petroleum, paints, and solvents. Refueling will occur on-site from fuel delivery trucks so large quantities of fuel will not be stored onsite.

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.

Special emergency services are not anticipated for this proposed development.

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

All required local, state, and federal safety measures will be implemented to prevent spills or exposure to hazardous materials during construction. The contractor will prepare and follow a SWPPP and Accidental Spill Prevention Plan. A Contaminated Media Management Plan (CMMP) will guide monitoring of existing site contamination and establish protocols for handling during construction.

b. Noise

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

The primary source of off-site noise affecting the site and surrounding area is the adjacent railway lines; secondary noise is generated from typical urban activities.

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

Short term noise levels would be anticipated by the construction of the proposed project. Specifically machine and general construction noises. Anticipated hours would be limited to allowable construction activity windows as dictated by the City of Puyallup.

Long term noise levels should be minimal, but some impact would likely come from the public plaza and markethall during operational hours.

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

Standard noise mitigation measures, including triple-glazed windows and muffled exterior vent ports along directly exposed facades, will be used. Short- and long-term impacts will be addressed by complying with local noise regulations and allowable hours of operation.

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.**

The current use of the site is generally surface parking area with a vacant commercial building. The adjacent area is a mixture of commercial buildings. The proposal is consistent with the existing adjacent uses in the area.

- 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?**

The project site has not been used as working farm or forest lands in the recent past.

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

No impacts are anticipated to affect or be affected by surrounding working farms or forest lands business operations.

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

The site contains two existing structures: a metal carport on the west portion and a one-story with mezzanine CMU/brick commercial building, originally the Cornforth-Campbell Motors showroom and garage. Both structures are in poor condition.

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?

Two structures will be removed: the carport on the west side of the site and a partial demolition of the vacant commercial building.

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

The current zoning classification for the site is CBD-Core

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

The current comprehensive plan designation for the site POC - Pedestrian Oriented Commercial

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.

Per the City of Puyallup:

Critical Aquifer Recharge Areas, Geologic Hazard Area - Volcanic Hazard, Geologic Hazard Area - Seismic Hazard Areas, and Contaminated Site

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

The proposed project could provide housing or place of work for 300 - 400 people approximately.

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

The site is primarily a vacant parking lot, the anticipated displacement of people is low if any.

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

No measures are currently proposed

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

The proposed project is subject to Site Plan and Downtown Design Review.

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

The project reduces impacts to agricultural and forest lands by utilizing an urban infill site for development.

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.**

The project proposes to bring to market 123 residential units, including 8 for sale townhome units, and 115 residential units.

2 of for-sale townhomes at 80% AMI or below.

100% of the MF site are at 80% or below.

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.**

No housing units are eliminated by the proposed project. The existing site is primarily used for parking with an existing vacant retail building.

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

The project propose a previously vacant infill site with a variety of different new housing types.

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?**

The 70' for the elevator penthouse is tallest height of any proposed structure. The principal exterior building materials are a combination of brick masonry, metal panels, and composite wood siding.

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

Territorial and urban views in the immediate vicinity would be altered.

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

The project will use a material palette consistent with the surrounding neighborhood and comply with the City of Puyallup Design and Development Guidelines.

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?**

The primary sources of light and glare will be interior and exterior lighting from the residential buildings, with lesser contributions from the market hall, primarily from dusk to late evening.

- 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 from the finished project would be a safety hazard or interfere with views in the immediate project vicinity.

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

Typical urban off-site sources of light and glare are anticipated in the surrounding vicinity.

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

The project will utilize indirect light fixtures for exterior lighting and provide individual living units with window shades to reduce impacts from light and glare both internally to the site and externally.

12. Recreation

[Find help answering recreation questions](#)

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

Informal recreational opportunities are available nearby, including Pioneer Park within 1/4 mile and the Puyallup Historical Society at Meeker Mansion immediately east of the site.

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.**
The proposed project does not displace any existing recreational uses. The existing site is primarily utilized for surface parking and the existing building used for storage but is otherwise vacant.

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

The project will revitalize the existing building by converting it into a market hall with spaces for food pods and a brewery. In addition, 2nd St SW will be vacated and redeveloped as a public plaza, enhancing the adjacent Meeker Festival Street along the south property line.

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.**

There are multiple buildings located in the immediate vicinity of the proposed project site that are listed on national, state, and local preservation registers.. Specifically the following Meeker Mansion (N)(S)(L), Pihl Brothers Building(L), Karshner Building(L), Tribune Building (L), and Peace Lutheran Church (S).

- 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.**
There are no known landmarks, feature, or other evidence of Indian or historic use on the proposed site.

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.**

It is the project teams understanding that the city of Puyallup previously submitted documentation to the Department of Archeology and Historical Preservation. Approval is pending.

- 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.**

See response above, specific direction is pending the findings of the Department of Archeology and Historical Preservation.

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.**

The proposed project site is located in downtown Puyallup, bounded by E Main Avenue to the north and E Meeker to the south. Meridian and 3rd Street SE serve as the primary arterials along the western and eastern property lines, respectively. The site also offers convenient regional connectivity, with direct access to Highway 167 via Meridian.

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?**

The project is directly adjacent to both rail and bus transit service. The nearest bus stop and train station are less than a quarter mile from the proposed project.

- 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).**

As part of the project development 2nd St SE will be vacated and converted into a public plaza. The E Meeker St frontage to the south of the project will be improved as part of the Meeker Festival Street project. General updates to the ROW along the remaining frontages are anticipated as part of the overall project scope.

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

The project site is located less than a quarter mile of the Sound Transit station.

- 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?**

Traffic impact analysis is pending.

- 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.**

The proposed project is unlikely to interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

TOD project, parking on site for residences, bike parking

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.**

Currently available fire, ambulatory, and police protection services will be required as typically associated with residential and commercial uses and are anticipated to have sufficient capacity to satisfy the demand required to service the project.

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

The project will incorporate active and passive fire protection systems as well as active and passive access control systems to increase the security of the proposed project and mitigate demand on public services.

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:


- 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 and Gas - Puget Sound Energy
Phone/Internet/TV - Comcast or other franchise provider
Water/ Sewer - City of Puyallup
Refuse Service - Murreys Disposal

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.

 Chris Davidson, AIA
Digitally signed by Chris Davidson, AIA
DN: C=US, E=chris@jrcollective.com,
O=JCR Collective, CN="Chris Davidson,
AIA"
Date: 2025.12.31 05:26:37-08'00'

Type name of signee: Chris Davidson

Position and agency/organization: Architect, JCR Collective

Date submitted: 12/19/2025

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>