

FACT SHEET

PROJECT TITLE

Tumwater Retail Store

PROPOSED ACTION

Wal-Mart Stores proposes to construct an approximately 207,700 square-foot (sf) retail store and associated parking on the approximately 21-acre site. The building would provide groceries, pharmacy, sporting goods, electronics, personal furnishings, household merchandise, and other standard retail items. Operations would also include a seasonal garden center and an auto parts/service center. An approximately 0.4-acre future lease lot would be located in the southern portion of the site to accommodate a gasoline service station.

Access to the portion of the site north of Kingswood Drive would be provided from four points: one driveway off of Littlerock Road (right-turn in and right-turn out only), two driveways off of Kingswood Drive (which is accessible from both Littlerock Road and Tyee Drive), and one offsite shared driveway with Costco. Two access points would be provided from Kingswood Drive to the future lease lot and adjacent parking area. Supplier truck loading dock areas would be located along the east side of the building, facing I-5.

The proposed building design is intended to be consistent with the Tumwater Municipal Code Landscape and Architectural Design Guidelines to ensure that the proposal is visually compatible with surrounding uses and general community characteristics.

The proposed project would require clearing of the majority of the existing trees onsite. The proposed landscape plan calls for retention of 54 of the large diameter trees onsite. The proposed project would comply with applicable tree regulations of Chapter 16.08 of the Tumwater Municipal Code through a combination of tree retention, planting and/or funding of 612 trees both onsite and offsite. The proposed landscape plan also calls for an additional 260 trees to be planted onsite based on landscaping regulations in TMC Chapter 18.47. The proposed landscape plan features plantings along the site perimeter, as well as in islands within the parking areas. Lighting would be provided throughout the parking area and on the exterior of the building to provide for safety and security.

PURPOSE OF THIS SEIS

This Supplemental EIS (SEIS) supplements the Tumwater Town Center Draft and Final EISs (1993), which pertain to the site. The SEIS was prepared consistent with WAC 197-

11-600(4)(d), which indicates that an SEIS is to be prepared when there are substantial changes so that a proposal is likely to have significant adverse environmental impacts and/or new information is available indicating a proposal's probable significant adverse environmental impacts. This SEIS examines the potential significant environmental impacts of this specific development proposal and two alternatives (described below) within the context of the environmental review that was conducted in the original 1993 EIS for the Tumwater Town Center project, and the subsequent environmental documents. The original (1993) Draft and Final EIS were issued for a proposal for development of the Tumwater Town Center within the Littlerock Road subarea (the site was included in the overall Town Center site).

Public comments received through the scoping process for this SEIS relate to a combination of issues that are reviewable within the context of SEPA and other issues that are outside the purview of SEPA (refer to Chapter 2 of this document for detail). The list of elements that are to be addressed through SEPA is defined in WAC 197-11-444 and consists of natural and built environmental factors. An EIS is directed by law to consider "environmental" impacts, with attention to impacts that are likely and not merely speculative (WAC 197-11-060(4)(a)). Per SEPA, this SEIS focuses on impacts that are probable and reasonably likely to occur, given an understanding of the proposed project. The SEPA environmental review process is designed to work with other decision-making factors to provide a comprehensive review of a proposal (WAC 197-11-055). The purpose of SEPA is to ensure that environmental values are given appropriate deliberation along with other considerations.

ALTERNATIVES

Two alternatives to the Proposed Action are analyzed in the SEIS: (1) Alternative 1 - retail store with realignment of Kingswood Drive, and (2) the No Action Alternative. The Proposed Action and Alternative 1 meet the applicant's objective for development of the site. The No Action alternative is included in the SEIS to comply with the requirements of SEPA.

Alternatives analyzed in the SEIS include, in summary:

Alternative 1

Alternative 1 would feature construction of a retail store similar in size and character to the Proposed Action, in which a 207,700 square-foot store would be developed. However, under Alternative 1, Kingswood Drive would be relocated along the southern border of the site. A street vacation would be required for this realignment, and would allow for a contiguous parking area and an efficient access and circulation pattern within the site. Access to the site would be provided from: three access points off of realigned Kingswood Drive, two access points off of the driveway shared with Costco, and one access point off of Littlerock Road (right-turn in and right-turn out only),

Under Alternative 1, the future lease lot that would accommodate a gasoline service station under the Proposed Action would be located in the northern portion of the site and would be approximately 0.8 acres. This Alternative would include retention of 68 onsite trees, and funding and/or planting of 549 additional trees on and offsite to meet the tree retention standards of the Tumwater Municipal Code. In addition to 249 trees replacement trees planted onsite per TMC 16.08, compliance with landscaping regulations in TMC 18.47 would require planting of an additional 208 new trees onsite. The design character and of the building, and lighting of the building and parking area, would be similar to the Proposed Action.

No Action Alternative

Under the No Action Alternative, development of the proposed retail store onsite would not occur and existing site conditions would continue. Based on the existing GC zoning of the site, it is likely that development of the site would occur at some point in the future, consistent with zoning and applicable regulations in place at that time.

LOCATION

The approximately 21-acre project site is located to the north of Bishop Road, to the south of Trosper Road, to the east of Littlerock Road, and to the west of Interstate 5 (I-5). The site is situated in Section 3, Township 17 North, Range 2W, W.M.

PROPONENT/APPLICANT

Wal-Mart Stores, Inc.

LEAD AGENCY

City of Tumwater
Development Services Department
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RESPONSIBLE OFFICIAL

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PERMITS AND APPROVALSCity of Tumwater

- Transportation Concurrency Ruling
- Formal Site Plan approval, including design review and landscape plan approval
- Short subdivision
- Tree cutting permit
- Waiver of the Tumwater Municipal Code Chapter 16.08 tree retention requirement to allow tree replacement, both onsite and offsite (through payment into the City's tree fund) to fulfill a portion of the requirement.
- Administrative modification to Tumwater Municipal Code Chapter 18.50.070 and TMC 18.50.080 to increase the allowed number of parking stalls.
- Parking lot lighting plan approval
- Street vacation approval (Alternative 1)
- Underground storage tank permit
- R-O-W access/Utility permits
- All other grading, building and construction permits, including mechanical and electrical permits and fire alarm and fire sprinkler permits

Federal Government

None required

State of Washington

Department of Ecology

- National Pollution Discharge Elimination (NPDES) permit
(although this permit would not be required for the
Proposed Action and Alternative 1, the applicant has
indicated that the permit would be applied for)

Department of Natural Resources

- Forest Practices Permit

**EIS AUTHORS AND
PRINCIPAL CONTRIBUTORS**

**EIS Project Manager, Primary Author, Trees and
Vegetation, Land Use, Relationship to Existing Plans
and Policies, Aesthetics/Light and Glare, Public
Services, and Utilities**

Blumen Consulting Group, Inc.
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**Geotechnical Engineering/ Groundwater Elevations and
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Kleinfelder, Inc.
2405 140th Avenue NE, Suite A101
Bellevue, WA 98005

Stormwater Drainage and Erosion Control

PacLand, Inc.
606 Columbia Street NW Suite 106
Olympia, WA 98501

Existing Vegetation

Talasaesa, Inc.
15020 Bear Creek Road NE
Woodinville, WA 98077

Tree Inventory/Forester's Report

Washington Forestry Consultants, Inc.
1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

Economic and Fiscal Impact

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157 Yesler Way, Suite 508
Seattle, WA 98104

Transportation

The Transpo Group, Inc.
11730 118th Avenue NE, Suite 600
Kirkland, WA 98034

Air Quality/Noise

Landau Associates
130 2nd Avenue South
Edmonds, WA 98020

PREVIOUS ENVIRONMENTAL DOCUMENTS

Per WAC 197-11-635, this EIS builds upon and incorporates by reference the following environmental documents:

- *Tumwater Town Center Draft and Final EISs* (1993). These documents analyzed the probable significant impacts of a retail shopping center located on a 36-acre site that included the site of the proposed Tumwater retail store analyzed in this SEIS.
- *Littlerock Road Subarea Plan and Final Supplemental EIS* (December 1997). This document is intended to serve as a guide for future development of the 292-acre Littlerock Road subarea, in keeping with the City of Tumwater Comprehensive Plan. Environmental analysis was integrated into the subarea plan. The subarea is bounded by Costco to the north, I-5 to the east, Littlerock Road to the west, and the city limits south of Tumwater Boulevard to the south, and includes the site of the proposed retail store.
- *Kingswood Center (formerly Tumwater Town Center) EIS Addendum* (May, 2002). This document provided additional information and analysis, primarily related to financing options for infrastructure improvements, on the proposed retail center analyzed in the *Tumwater Town Center Draft and Final EISs*.

These documents are available for review at Tumwater City Hall, Development Services Department, 555 Israel Road SW, Tumwater, WA.

LOCATION OF BACKGROUND INFORMATION

Background material and supporting documents are located at:

Tumwater City Hall
Development Services Department

555 Israel Road SW
Tumwater, WA 98501

**DATE OF DRAFT EIS
ISSUANCE**

May 17, 2006

**DATE DRAFT EIS
COMMENTS ARE DUE**

June 30, 2006

**DRAFT EIS PUBLIC
MEETING**

A public meeting has been scheduled at the following time and location:

Date: June 12, 2006
Time: 7:00 p.m.
Place: Tumwater City Hall
555 Israel Road SW
Tumwater, WA 98501

**AVAILABILITY OF
THE DRAFT EIS**

This SEIS has been distributed to agencies, organizations and individuals noted on the Distribution List contained in Chapter 4. Additional copies are available for purchase at Tumwater City Hall at a reproduction cost of \$35.00 per volume. The document will also be available on CD for \$25.00.

Copies of the SEIS are also available for review at:

Tumwater Timberland Library
7023 New Market Street SW
Tumwater, WA 98501

City of Tumwater
Development Services Department
555 Israel Road SW
Tumwater, WA 98501

City of Tumwater Website at:
<http://www.ci.tumwater.wa.us/>