

TUMWATER RETAIL STORE SUPPLEMENTAL EIS
TABLE OF CONTENTS

FACT SHEET	<i>i</i>
TABLE OF CONTENTS	<i>viii</i>
CHAPTER 1	
SUMMARY	S-1
CHAPTER 2	
DESCRIPTION OF PROPOSED ACTION AND ALTERNATIVES	
2.1 Background	2-1
2.2 Location	2-5
2.3 Site Description	2-5
2.4 Surrounding Land Uses	2-8
2.5 Applicant's Objectives	2-8
2.6 Proposed Action	2-8
2.7 Alternatives	2-16
2.8 Benefits and Disadvantages of Deferring Project Implementation	2-21
CHAPTER 3	
AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES	
3.1 Earth	3.1-1
Affected Environment	3.1-1
Impacts	3.1-3
Mitigation Measures	3.1-5
Significant Unavoidable Adverse Impacts	3.1-7
3.2 Water Resources (Surface Water/Drainage, Floodplains, Groundwater, Water Quality)	3.2-1
Affected Environment	3.2-1
Impacts	3.2-2
Mitigation Measures	3.2-5
Significant Unavoidable Adverse Impacts	3.2-5
3.3 Trees and Vegetation	3.3-1
Affected Environment	3.3-1
Impacts	3.3-2
Mitigation Measures	3.3-5
Significant Unavoidable Adverse Impacts	3.3-5
3.4 Hazardous Materials and Explosion Risk	3.4-1
Affected Environment	3.4-1
Impacts	3.4-2
Mitigation Measures	3.4-4
Significant Unavoidable Adverse Impacts	3.4-5
3.5 Land Use	3.5-1

	Affected Environment	3.5-1
	Impacts.....	3.5-4
	Mitigation Measures	3.5-8
	Significant Unavoidable Adverse Impacts.....	3.5-8
3.6	Relationship to Existing Plans and Policies.....	3.6-1
3.7	Economic Impacts	3.7-1
	Affected Environment.....	3.7-1
	Impacts.....	3.7-3
	Mitigation Measures	3.7-15
	Significant Unavoidable Adverse Impacts.....	3.7-15
3.8	Aesthetics/Light and Glare.....	3.8-1
	Affected Environment.....	3.8-1
	Impacts.....	3.8-1
	Mitigation Measures	3.8-4
	Significant Unavoidable Adverse Impacts.....	3.8-5
3.9	Transportation.....	3.9-1
	Affected Environment.....	3.9-1
	Impacts.....	3.9-9
	Mitigation Measures	3.9-22
	Significant Unavoidable Adverse Impacts.....	3.9-25
3.10	Air Quality	3.10-1
	Affected Environment.....	3.10-1
	Impacts.....	3.10-4
	Mitigation Measures	3.10-6
	Significant Unavoidable Adverse Impacts.....	3.10-6
3.11	Noise	3.11-1
	Affected Environment.....	3.11-1
	Impacts.....	3.11-7
	Mitigation Measures	3.11-10
	Significant Unavoidable Adverse Impacts.....	3.11-11
3.12	Public Services.....	3.12-1
	Affected Environment.....	3.12-1
	Impacts.....	3.12-2
	Mitigation Measures	3.12-5
	Significant Unavoidable Adverse Impacts.....	3.12-5
3.13	Utilities	3.13-1
	Affected Environment.....	3.13-1
	Impacts.....	3.13-1
	Mitigation Measures	3.13-2
	Significant Unavoidable Adverse Impacts.....	3.13-2

**CHAPTER 4
DISTRIBUTION LIST**

LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
2-1 Vicinity Map	2-6
2-2 Existing Site Conditions.....	2-7
2-3 Site Plan, Proposed Action.....	2-9
2-4 Building Elevations	2-11
2-5A Landscape Plan, Proposed Action	2-12
2-5B Landscape Perspective, Proposed Action.....	2-13
2-6 Lighting Plan, Proposed Action	2-14
2-7 Site Plan, Alternative 1	2-17
2-8A Landscape Plan, Alternative 1	2-18
2-8B Landscape Perspective, Alternative 1	2-19
2-9 Lighting Plan, Alternative 1	2-20
3.1-1 Grading and Stormwater Control Plan, Proposed Action	3.1-4
3.1-2 Grading and Stormwater Control Plan, Alternative 1.....	3.1-6
3.3-1 Tree Retention Plan, Proposed Action	3.3-4
3.3-2 Tree Retention Plan, Alternative 1.....	3.3-6
3.5-1 Existing Land Uses.....	3.5-3
3.5-2 Zoning.....	3.5-5
3.9-1 Existing Weekday PM Peak Hour Traffic Volumes.....	3.9-4
3.9-2 2007 Baseline Weekday PM Peak Hour Traffic Volumes	3.9-5
3.9-3 Trip Distribution	3.9-12
3.9-4 Project-Generated Weekday PM Peak Hour Traffic Volumes.....	3.9-13
3.9-5 Project-Generated Weekday PM Peak Hour Traffic Volumes- Site Detail	3.9-14
3.9-6 2007 With-Project Weekday PM Peak Hour Traffic Volumes.....	3.9-15
3.9-7 2007 With-Project Weekday PM Peak Hour Traffic Volumes- Site Detail	3.9-16
3.11-1 Noise Modeling Locations	3.11-6

LIST OF TABLES

<u>Table</u>	<u>Page</u>
2-1 Key Differences between the Proposed Action & Alternative 1	2-21
3.7-1 Summary of Estimated Tumwater Tax Revenues from Construction.....	3.7-6
3.7-2 Estimated Tumwater Business Revenue Impacts from Operation of the Proposed Action	3.7-7
3.7-3 Estimated Tumwater Employment Impacts Summary from Operation of the Proposed Action	3.7-10
3.7-4 Estimated Tumwater Employment Income Impacts from Operation of the Proposed Action	3.7-11
3.7-5 Summary of Tumwater Tax Revenue from Operation of the Proposed Actions.....	3.7-12
3.7-6 Comparison of Direct City Revenue and Cost Impacts from the Proposed Action	3.7-13
3.9-1 Existing and 2007 Baseline Weekday PM Peak Hour LOS Summary	3.9-7

<u>Table</u>	<u>Page</u>
3.9-2 Existing and 2007 Baseline 95 th Percentile Queue Length Results for Trosper Road Corridor	3.9-8
3.9-3 Project Trip Generation Summary	3.9-10
3.9-4 Baseline and With-Project PM Peak Hour LOS Summary	3.9-17
3.9-5 Baseline and With-Project 95 th Percentile Queue Length Results for Trosper Road Corridor	3.9-19
3.10-1 Summary of Ambient Air Quality Standards	3.10-3
3.11-1 Noise Levels of Representative Sounds.....	3.11-2
3.11-2 Perceived Changes in Loudness Relative to a Change in Sound Pressure	3.11-2
3.11-3 FHWA and WSDOT Noise Abatement Criteria	3.11-3
3.11-4 Predicted Noise Levels (in dBA).....	3.11-7
3.11-5 Construction Equipment Noise Ranges.....	3.11-8

APPENDICES

- A. Determination of Scope of the SEIS
- B. Scoping Comments
- C. Geotechnical Engineering Report
- D. Storm Drainage Report and Erosion Control Plan
- E. Groundwater Elevations and Gradient
- F. Site Reconnaissance Report (Trees and Vegetation Memo) and Tree Inventory/Forester's Report
- G. Phase I Environmental Site Assessment, Supplemental Environmental Investigation Report, and Anomaly Excavation Report
- H. Economic and Fiscal Impact Analysis
- I. Transportation Impact Analysis
- J. Air Quality Analysis
- K. Noise Analysis