

# CHAPTER 1 SUMMARY

## 1.1 Introduction

This section of this Draft Supplemental EIS (SEIS) provides a summary of the background of the Tumwater retail store project; the Proposed Action; alternatives; and, the probable significant environmental impacts, mitigation measures and significant unavoidable adverse impacts of the Proposed Action and alternatives. Please see Chapter 2 of this SEIS for a more detailed description of the Proposed Action and alternatives, and Chapter 3 for a detailed presentation of affected environment, significant impacts of the Proposed Action and alternatives, mitigation measures and significant unavoidable adverse impacts.

On December 7, 2004, the applicant, Wal-Mart Stores, Inc., filed an application to construct an approximately 207,700 square-foot retail store on an approximately 21-acre site in the Littlerock Road subarea, (as designated by the City of Tumwater Comprehensive Land Use Plan). The City of Tumwater determined that the application was complete on December 15, 2004. The City reviewed the application materials and prior environmental documents related to the proposal. On January 24, 2005, the City issued a combined (1) Notice of Application (NOA), (2) Adoption of Existing Environmental Documents, and (3) Determination of Significance (DS) on the project, requiring preparation of a Supplemental EIS (SEIS) to supplement the Tumwater Town Center Draft and Final EISs (1993) (see **Appendix A** for the Determination of the Scope of the SEIS).

Several environmental documents have been prepared in the past that are relevant to the proposed Tumwater retail store project. These include the Tumwater Town Center Draft and Final EISs (1993), the Kingswood Center EIS Addendum (2002), both of which directly pertain to the site, and the Littlerock Road Subarea Plan and Final Supplemental EIS (1997). Per WAC 197-11-630, the City adopted the documents that pertain to the project site and determined that a Supplemental EIS was to be prepared, consistent with WAC 197-11-600 (4)(d). This EIS supplements the Tumwater Town Center EIS (see Chapter 2 for a brief description of these prior documents, as well as a description of the EIS scoping process).

### Proposed Action

The Tumwater retail store would feature approximately 207,700 square feet of retail shopping area. 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 (i.e., tire installation and services, oil change, and battery services). Supplier truck loading dock areas would be located along the east side of the building, facing I-5. An approximately 0.4-acre future lease lot would be located in the southern portion of the site to accommodate a gasoline service station (see **Figure 2-3** in Chapter 2 for a site plan of the Proposed Action).

The proposed building design is intended to be consistent with the Tumwater Municipal Code Design Review Guidelines (Chapter 18.43) to ensure that the proposal is visually compatible with surrounding uses and general community characteristics. The scale of the proposed building would be similar to the other large retail outlets in the vicinity. The building would be one-story and approximately 30 feet in height.

The proposed project would require clearing of the majority of the existing trees onsite; each tree cleared in excess of the standard outlined in the Tumwater Municipal Code (TMC Chapter 16.08) would be replaced at a 3:1 ratio, consistent with TMC 16.08. The proposed landscape plan calls for retention of 54 of the large diameter trees onsite, and compensation for the clearing of the remainder of the trees via planting of an additional 133 trees onsite, and funding of an additional 479 trees offsite through the City's Tree Fund Program, for a total of 612 trees. 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 plantings along Littlerock Road are intended to be consistent with the adjacent plantings along the roadway frontages of Costco, Fred Meyer and Home Depot. The proposed landscape plan features plantings along the site perimeter, as well as in islands within the parking areas.

Access to the portion of the site north of Kingswood Drive would be provided from four points: one driveway off of Littlerock Road (right in/right out), two driveways off of Kingswood Drive (which are accessible from Littlerock Road and from Tyee Drive), and one off of the shared driveway with Costco. Two access points would be provided from Kingswood Drive to the future lease lot and adjacent parking area (see **Figure 2-3**). The proposal would include five (5) parking spaces per 1,000 square feet of proposed building, or a total of 1,138 new parking spaces for customers and employees in two non-contiguous parking areas divided by Kingswood Drive. The Tumwater Municipal Code requires a maximum of four (4) parking spaces per 1,000 square feet of proposed building. Therefore, a parking modification would be required for the proposed parking supply (see **Section 3.9, Transportation** and **Appendix I** for further information).

## Alternatives

Two alternatives to the Proposed Action are analyzed in this SEIS: (1) Alternative 1 – retail store with realignment of Kingswood Drive; and (2) the No Action Alternative.

Alternative 1 would feature construction of a retail store similar in size and character to the Proposed Action (see **Figure 2-7**). A 207,700 square-foot store would be developed on a 20.9-acre site (the site would be smaller than under the Proposed Action because of the vacation of a portion of existing Kingswood Drive). Under Alternative 1, Kingswood Drive would be relocated along the southern boundary of the site. A street vacation would be required for this realignment. The realignment would allow for a contiguous parking area and a more efficient access and circulation pattern within the site. Access would be provided from: three access points off of realigned Kingswood Drive, one access point off of Littlerock Road (right-turn in and right-turn out only), and two access points off of the driveway shared with Costco. A total of 972 parking spaces would be provided. As under the Proposed Action, a parking modification would be required.

Under this alternative, the future lease lot that would accommodate a gasoline service station would be located in the northwestern portion of the site and would be approximately 0.8 acre in size. This alternative would allow retention of 68 of the existing large diameter trees onsite, and planting of 549 additional trees both on and off site, or contribution to the City's Tree Fund Program to compensate for cleared trees, consistent with TMC 16.08. The site landscaping design would maximize the number of replacement trees planted on the project site. Beyond the 249 replacement trees planted onsite per TMC 16.08, compliance with the City's landscape regulations (TMC 18.47) would require planting of an additional 208 new trees onsite. The design character of the proposed building would be the same as under the Proposed Action.

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 other regulations in place at that time.

## 1.2 Summary Matrix

The following Summary Matrix contains a summary of the probable significant impacts, mitigation measures and unavoidable impacts of the Proposed Action, Alternative 1 and the No Action Alternative.

### 1.3 Key Environmental Issues to be Resolved

Transportation – traffic generated by the Proposed Action will affect certain area roads and intersections. Decision makers will need to determine whether identified mitigation measures adequately address the impacts and how best to implement them.

Trees and Vegetation – clearing of the majority of vegetation and trees on the site is proposed; the applicant proposes to mitigate the impacts of clearing and comply with the applicable provisions of the Tumwater Municipal Code (TMC 16.08) through a waiver allowing a combination of tree retention, new planting onsite and/or a contribution to the City's Tree Fund Program. Decision makers will need to determine whether the proposed mitigation measures (combination of retention, planting and/or contribution) adequately address the impacts of tree clearing.