

FACT SHEET

PROJECT TITLE

Tumwater Retail Store

PROPOSED ACTION

Wal-Mart Stores proposes to construct a 207,752 square-foot (sf) retail store and associated parking on the approximately 20.5-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 20,602 square-foot 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 (see **Figure 1-1** on page 1-2).

Access to the portion of the site north of Kingswood Drive would be provided from five points: one driveway off of Littlerock Road (right-turn in and right-turn out only), two driveways off of Kingswood Drive (which are accessible from both Littlerock Road and Tyee Drive), and two 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. Supplier truck loading dock areas would be located along the east side of the building, facing I-5.

The proposal would provide approximately 5.1 parking spaces per 1,000 square feet of proposed building area, or a total of 1,063 parking spaces for customers and employees in two non-contiguous parking areas, divided by Kingswood Drive. The proposed parking would exceed the 4 parking spaces per 1,000 square feet of building allowed in TMC 18.50.070(A). Therefore, an administrative parking modification is proposed.

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. Therefore, a waiver of the tree retention requirements in TMC 16.08 is proposed. 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 576 trees both onsite

and offsite. The proposed trees to be planted onsite would also meet the landscaping requirements in TMC 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 THE SEIS

The Tumwater Retail Store Supplemental Draft and Final EISs (SDEIS and SFEIS) supplement the Tumwater Town Center Draft and Final EISs (1993), which pertain to the site. The SDEIS and SFEIS were 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. The SDEIS examined the probable 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). Based on comments received on the SDEIS, three additional alternatives are analyzed in this SFEIS (as described below).

Public comments received through the scoping process for the SEIS related to a combination of issues that are reviewable within the context of SEPA and other issues that are outside the purview of SEPA (see to Chapter 2 in the Tumwater Retail Store SDEIS for details). 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, the SDEIS and SFEIS focused 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 were analyzed in the SDEIS: (1) Alternative 1 – same size retail store as the Proposed Action; realignment of Kingswood Drive; future lease lot; and, (2) the No Action Alternative.

Based on comments received on the SDEIS, three additional alternatives are analyzed in this SFEIS: (1) Alternative 2 – same size retail store as the Proposed Action; realignment of Kingswood Drive, no future lease lot; (2) Alternative 3 – smaller retail store than the Proposed Action; no realignment of Kingswood Drive; no future lease lot; and, (3) Alternative 4 – smaller retail store than the Proposed Action; realignment of Kingswood Drive; no future lease lot.

The Proposed Action and Alternative 1, 2, 3, and 4 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 SFEIS 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 207,752 square-foot store and 20,602 square-foot garden center would be developed (see **Figure 1-2** on page 1-6). 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.

Under Alternative 1 a total of 961 parking spaces would be provided in one contiguous parking area. An administrative modification to increase parking would be required. Access to the site would be provided from: three access points off of realigned Kingswood Drive (one right-turn in and right-turn out only), 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 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. A waiver of the tree retention requirements in the Tumwater Municipal Code is proposed. Planting and funding of 549 additional trees on and offsite to meet the tree replacement standards of the Code is proposed. The trees to be planted onsite would also meet the landscaping

requirements in the Code. The design character of the building, and lighting of the building and parking area, would be similar to the Proposed Action.

Alternative 2

Alternative 2 would feature construction of a retail store similar in size and character to the Proposed Action, in which an approximately 207,750 square-foot store and 20,600 garden center would be developed (see **Figure 1-3** on page 1-9). However, under Alternative 2, 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.

Under Alternative 2, a total of 1,057 parking spaces would be provided. An administrative modification to increase parking is proposed. Access to the site would be provided from: three access points off of realigned Kingswood Drive (one right-turn in and right-turn out only), one access point 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 2, there would be no future lease lot to accommodate a gasoline service station. This Alternative would include retention of 94 onsite trees. A waiver of the tree retention requirements in the Tumwater Municipal Code is proposed. Planting and funding of 471 additional trees on and offsite to meet the tree replacement standards of the Code is proposed. The trees to be planted onsite would also meet the landscaping requirements in the Code. The design character of the building, and lighting of the building and parking area, would be similar to the Proposed Action.

Alternative 3

Alternative 3 would feature construction of a retail store and garden center smaller in size (approximately 187,050 square feet and 19,750 square feet, respectively), but similar in character to the Proposed Action (see **Figure 1-4** on page 1-11). Under Alternative 3, a total of 961 parking spaces would be provided in two non-contiguous parking areas divided by Kingswood Drive. An administrative modification to increase parking is proposed. Access to the northern portion of the site would be provided from: two access points off of Kingswood Drive (one right-turn in and right-turn out only), two access point off of the driveway shared with Costco, and one access point off of Littlerock Road (right-turn in and right-turn out only). Access to the southern portion of the site would be provided from two access points off of Kingswood Drive.

Under Alternative 3, there would be no future lease lot to accommodate a gasoline service station. This Alternative would include retention of 96 onsite trees. A waiver of the tree retention requirements in the Tumwater Municipal Code is proposed. Planting and funding of 450 additional trees on and offsite to meet the tree replacement standards of the Code is proposed. The trees to be planted onsite would also meet the landscaping requirements in the Code. The design character of the building, and lighting of the building and parking area, would be similar to the Proposed Action.

Alternative 4

Alternative 4 would feature construction of a retail store and garden center smaller in size (approximately 187,050 square feet and 19,750 square feet, respectively), but similar in character to the Proposed Action (see **Figure 1-5** on page 1-12). Under Alternative 4, 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.

Under Alternative 4, a total of 988 parking spaces would be provided in one contiguous parking area. An administrative modification to increase parking is proposed. Access would be provided from: three access points off of Kingswood Drive (one right-turn in and right-turn out only), one access point 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 4, there would be no future lease lot to accommodate a gasoline service station. This Alternative would include retention of 111 onsite trees. A waiver of the tree retention requirements in the Tumwater Municipal Code is proposed. Planting and funding of 429 additional trees on and offsite to meet the tree replacement standards of the Code is proposed. The trees to be planted onsite would also meet the landscaping requirements in the Code. The design character 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 at this time 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 20.5-acre project site is located to the north of Bishop Road, to the south of Trospen 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

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PERMITS AND APPROVALS

City of Tumwater

- Transportation Concurrency Ruling
- Formal Site Plan approval, including design review and landscape plan approval
- Short subdivision or lot boundary adjustment (Proposed Action and Alternative 1)
- Tree cutting permit
- Waiver of the Tumwater Municipal Code Chapter 16.08 tree retention requirement to allow tree replacement, both onsite and offsite (through tree replacement/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 (Alternatives 1, 2 and 4)
- 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 alternatives, 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

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Existing Vegetation

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Tree Inventory/Forester's Report

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Air Quality/Noise

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PREVIOUS ENVIRONMENTAL DOCUMENTS

Per WAC 197-11-635, the SDEIS and SFEIS build upon and adopt 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 the SDEIS and SFEIS.
- *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, for 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 SFEIS ISSUANCE

June 15, 2007

AVAILABILITY OF SDEIS & SFEIS

The SDEIS and SFEIS have 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 SDEIS and SFEIS 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/>