

SEPA¹ Environmental Checklist

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-

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>
SEPA Environmental checklist
(WAC 197-11-960)

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](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)²

1. **Name of proposed project, if applicable:** Prologis Tacoma 9
2. **Name of applicant:** Prologis Inc.
3. **Address and phone number of applicant and contact person:**
Sam Funsinn
5900 Airport Way S. #300
Seattle, WA 98108
206-414-7604
4. **Date checklist prepared:** February 2025
5. **Agency requesting checklist:** Port of Tacoma
6. **Proposed timing of schedule (including phasing, if applicable):** The project will begin after permits are issued by City of Tacoma.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** There are no future additions or activity related to the proposal or work limits described in this checklist and plans.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** SEPA Checklist, Geotechnical Report, Traffic Impact Analysis, Cultural Resources Study, and Hazardous Building Materials Survey.
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
10. **List any government approvals or permits that will be needed for your proposal, if known.**
Port of Tacoma
 - SEPA DeterminationCity of Tacoma
 - Demolition Permit
 - Site Development Permit
 - Roadway Work Order Permit
 - Building Permit
 - Utility Permits

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 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.)** The project proposes to demolish the existing 207,000 square foot warehouse building and construct a new 278,150 square foot warehouse building. Other site improvements will include loading areas, parking areas, and areas for outdoor storage and trailer parking. The rail spur on the property will be shortened but will remain connected to the site.

7' wide concrete sidewalks, landscaping, and trees will be installed along the projects frontage of Port of Tacoma Road and Marshall Avenue per City of Tacoma standards. Marshall Avenue fronting the property will be improved to a minimum width of 22' from the centerline and will include concrete curb and gutter with necessary drainage. Where the existing frontage pavements do not meet city standards, they will be overlaid or replaced to meet city standards.

Proposed uses for the project include warehousing/storage, wholesale or distribution, light manufacturing, outdoor storage, trailer parking, container storage, data center, cold storage, and an EV truck charging hub.

- 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.**

2602 Port of Tacoma Road
Tacoma, WA 98421
Section 02, Township 20, Range 03, NE ¼

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- a. **General description of the site:** Developed site with two light industrial buildings, related outbuildings, and parking.

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

- b. **What is the steepest slope on the site (approximate percent slope)?** The site topography is relatively flat with a less than 5% slope across the project site, per the topographic survey.
- 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.** According to the USDA online soil map, the project site is listed as 100% Urban Land, 0 – 5% slopes.
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** According to the geotechnical report, there are no signs 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.** Typical grading activities associated with this type of site development. The project proposes up to 100,000 CY of cut and or fill. Any fill will be from a local certified borrow site. All areas of the site will be graded and disturbed.
- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.** Some erosion could occur during construction activities associated with grading and filling. A Temporary Erosion and Sediment Control (TESC) Plan will be submitted as part of the site development permit review, and Best Management Practices (BMPs) will be developed and implemented during construction to avoid or minimize potential erosion.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** The project will be covered with approximately 95% impervious surface.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** A temporary erosion control plan will be submitted to the City of Tacoma prior to any site development and will be implemented accordingly. Erosion potential will be mitigated in accordance with City of Tacoma regulations.

2. Air

[Find help answering air questions](#)⁴

- 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.** The proposed project would likely result in a minimal temporary increase in air pollution from engine emissions, dust, and asphalt paving that are common during construction. With adherence to applicable BMPs during construction, no significant air quality impacts from construction are anticipated. Moderate traffic increases resulting from the project would result in a minor increase in carbon monoxide levels beyond what is presently occurring, and significant air quality impacts are not anticipated.
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** There are no known off-site air emissions or odors that may impact the project.
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** Watering may be necessary during construction to control dust. Air quality is regulated by three agencies: The US Environmental Protection Agency (EPA), the Washington State Department of Ecology (DOE) and the Puget Sound Clean Air Agency. Each agency has established regulations that govern the concentration of pollutants and contaminant emissions from air pollution sources. The proposed construction of the project will be in accordance with these regulations. The building is being constructed to target LEED Silver certification.

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

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.** There are no surface water bodies on the project site or within 200 feet of the project site. Puget Sound is located approximately 700 feet east of the site.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

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>

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-Surface-water>

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.** No.
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.** None.
4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.** No.
5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** No. According to FEMA map #53053C0169E, the site is not 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 project does not involve 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)⁷

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.** The proposed project will not withdraw or discharge to groundwater. The site will connect to the City of Tacoma water system.
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.** Waste materials will not be discharged into the ground. The project will connect to the City of Tacoma sewer system.

⁷ <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>

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.** The primary source of runoff will be stormwater. Stormwater will be collected onsite by a closed conveyance, treated onsite for water quality, and discharged to the city's drainage system. This system is tributary to the Erdahl Ditch, which discharges to the Puget Sound.
- 2. Could waste materials enter ground or surface waters? If so, generally describe.** Minimal waste material (petroleum or other road fuel waste) will be generated from use of the proposed parking areas. BMPs will be in place per the civil TESC plans and stormwater treatment will be provided.
- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** No.
- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:** Stormwater will be treated prior to discharge per 2021 City of Tacoma Stormwater Management Manual. Stormwater treatment measures will be provided onsite. In addition, through the implementation of BMPs for this type of improvement work, the applicant will ensure that potential erosion resulting from construction activities is prevented. All catch basins will be protected with barriers to prevent sediment from entering the storm drainage system.

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?** Existing vegetation on the site and within the adjacent roadside is minimal. All onsite and roadside vegetation will be disturbed and removed as needed for the proposed construction. Existing vegetation includes grasses, butterfly bush (*Buddleja davidii*), Himalayan blackberry (*Rubus armeniacus*), Scotch broom (*Cytisus scoparius*), and English ivy (*Hedera helix*) blackberries, two cottonwood trees, and one Pin Oak tree. A tree removal permit will be submitted for removal of trees within the right-of-way.
- c. **List threatened and endangered species known to be on or near the site.** There are no known threatened or endangered plant 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.** Site Landscaping and street trees will be provided per the City of Tacoma Municipal Code.
- a. **List all noxious weeds and invasive species known to be on or near the site.** Weeds and invasive species present at or near the site include butterfly bush (*Buddleja davidii*), Himalayan blackberry (*Rubus armeniacus*), Scotch broom (*Cytisus scoparius*), and English ivy (*Hedera helix*).

5. Animals

[Find help answering animal questions](#)⁸

- 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:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

- b. **List any threatened and endangered species known to be on or near the site.** The following threatened or endangered species are located near the site:

Puget Sound Chinook salmon (*Oncorhynchus tshawytscha* – threatened)

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

Coastal-Puget Sound bull trout (*Salvelinus confluentus* – threatened)
Puget Sound steelhead trout (*Oncorhynchus mykiss* – threatened)
Bocaccio (*Sebastes paucispinis* – endangered)
Yelloweye Rockfish (*S. ruberrimus* – threatened)
Southern Resident Killer Whale (*Orcinus orca* – endangered)
Humpback Whale (*Megaptera novaeangliae* – endangered/threatened)
Marbled Murrelet (*Brachyramphus marmoratus* – threatened)

- c. **Is the site part of a migration route? If so, explain.** The site is within the Pacific Flyway for Migratory Birds.
- d. **Proposed measures to preserve or enhance wildlife, if any.** No special measures are proposed.
- e. **List any invasive animal species known to be on or near the site.** None to our knowledge.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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.** Electrical – lighting, heating, general power, and EV charging. Natural Gas – manufacturing. Solar – roof-mounted solar may be provided to meet the 2021 Washington State Energy Code and to assist with building electrical needs.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** No, not to our knowledge.
- 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.** This project will be in compliance with the Washington State Energy Code and will use energy conservation features where possible. The building is being constructed to pursue LEED silver certification. Onsite electrical vehicle charging stations are provided for vehicles and trucks to reduce transportation use of gas and diesel.

⁹ <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](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)¹⁰

- 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.** No, not to our knowledge.
1. **Describe any known or possible contamination at the site from present or past uses.** Due diligence sampling identified minor, isolated impacts of petroleum hydrocarbons and polycyclic aromatic hydrocarbons (PAHs) in groundwater at two locations. Neither exceedance is indicative of specific releases and may be biased high based on sampling methodologies. No significant soil impacts were identified during sampling. Catch basin sediments identified minor impacts of petroleum hydrocarbons and PAHs, both indicative of runoff from auto drive and parking locations. These minor, isolated exceedances would not require remediation. A soil management plan will be implemented during redevelopment if contamination is discovered. The Applicant is not aware of current UST or related releases to the environment.
 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.**
According to the National Pipeline Mapping System, a hazardous liquid pipeline runs along the west side of the project site, but it will not affect project development or design.
 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.** The exact use is unknown at this time. However, chemical storage, use, and production will be dependent on the user of the site and consistent with typical warehousing, distribution, and/or manufacturing uses.
 4. **Describe special emergency services that might be required.** None.
 5. **Proposed measures to reduce or control environmental health hazards, if any.** The project will comply with all applicable health and safety codes and regulations pertaining to abatement of hazardous materials and any storage, use, or production of toxic or hazardous chemicals.

¹⁰ <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>

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** The site is in an industrial area. Noise exists from adjacent roadways and trains, but none will affect the project.
- 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 will be typical of construction activity. Long-term noise will be truck and passenger vehicles at or operating at the site. A rail spur is located on the site, so train noise could also occur.
- 3. Proposed measures to reduce or control noise impacts, if any:** Noise associated with the project is anticipated to be within the background noise levels of the port maritime industrial area and will be consistent with the city noise ordinance.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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 project site is currently used as a warehouse and cold storage facility. The proposal will not affect current land uses or nearby or adjacent properties.
- 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?** No.
 - 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.
- c. Describe any structures on the site.** Industrial warehouse buildings with rail service, outbuildings, and parking.

¹¹ <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?** Yes, the industrial warehouse and associated outbuildings will be demolished.
- e. **What is the current zoning classification of the site?** PMI – Port Maritime & Industrial District
- f. **What is the current comprehensive plan designation of the site?** Heavy Industrial
- g. **If applicable, what is the current shoreline master program designation of the site?** Not applicable.
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** According to the City of Tacoma Public DART Map, the site is mapped as:
- 0.2% Annual Chance Flood (Puyallup Levee Overtopping)
 - Moderate to High Liquefaction Susceptibility
- i. **Approximately how many people would reside or work in the completed project?** Approximately 250 people will work at the proposed project.
- j. **Approximately how many people would the completed project displace?** None; the current building is non-residential.
- k. **Proposed measures to avoid or reduce displacement impacts, if any.** None required.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** The proposed project is compliant with the allowed uses and surrounding area.
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:** No special measures are proposed.

9. Housing

[Find help answering housing questions](#)¹²

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** None.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** None.
- c. **Proposed measures to reduce or control housing impacts, if any:** No special measures are proposed.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** The building will be up to the maximum allowed in this zone by the City code, which is 100 feet.
- b. **What views in the immediate vicinity would be altered or obstructed?** The view will be similar with the existing warehouses replaced with a new warehouse.
- c. **Proposed measures to reduce or control aesthetic impacts, if any:** Perimeter and parking lot landscaping will be provided.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** The proposal will produce night lighting for security and for safety of operations. Primary lighting will be building mounted, and poles will provide parking lot lighting. All lighting will be downcast to prevent light spillage beyond property lines.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <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. **Could light or glare from the finished project be a safety hazard or interfere with views?** No.
- c. **What existing off-site sources of light or glare may affect your proposal?** None anticipated.
- d. **Proposed measures to reduce or control light and glare impacts, if any:** All lighting will be downcast to reduce light and glare impacts. All lighting fixtures will meet City of Tacoma requirements for light spill.

12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** The immediate vicinity is an industrial area with minimal recreational opportunities. The closest recreational area is McKinley Park, located 3.2 miles from the project site.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.** No.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** No special measures proposed.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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 three industrial structures on the property: two warehouses and a maintenance shed. The two warehouses were built between 1955 and 1968 based on historic aerial photographs. The shed was built ca. 1980 according historic aerial photographs and assessor data. The buildings have been recorded in WISAARD and are all recommended as not eligible for NRHP listing. No archaeological sites or listed or eligible properties have been recorded on or adjacent to the parcel.

¹⁵ <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>

- 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.** The project area appears to have largely been undeveloped historically due to it being mostly mud flats, maps and aerial imagery shows little development until 1950. In the precontact period the area may have been used for resource gathering but there are few sites recorded in this area to indicate this. The project area is located near a place name “ʔasxʷap” which means “The area between the mouth of qalqaləq” and the Puyallup River.” The name specifically means "seals all over the ground." A Cultural Resources Study has been prepared for the project.
- 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.** A Cultural Resources Study has been prepared for the project. As the property is currently covered in impervious surfaces and buildings, no subsurface survey is possible, the cultural resources study includes monitoring of geotechnical boring and reconnaissance of the built environment. Geotechnical data has been reviewed as part of the cultural resources study. Historic maps, aerial maps, and prior archaeological surveys have been used to develop an understanding of the project area and expectations. Additionally, the DAHP’s WISAARD portal has been used to identify nearby sites and historic structures.
- 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.** A Monitoring and Inadvertent Discovery Plan will be implemented for the project. Monitoring is recommended for all ground-disturbing activities below the fill grade of 4 to 8 ft below surface.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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 site is bounded by Port of Tacoma Rd on the East and North. The site is bound by Marshall Ave on the south. The project will have driveway accesses on both of these roads.

¹⁶ <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?** Yes. Pierce Transit provides bus service with route 500 serving Port of Tacoma with the nearest bus stop about 1 mile away at Pacific Highway E.
- 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).** Yes, improvements to Port of Tacoma Road and Marshall Ave will be provided consistent with city code requirements, both are public roads adjacent to the site. New sidewalk will be provided along Port of Tacoma Road. New curb, gutter, and sidewalk will be provided along Marshall Ave.
- 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 will use vehicle and rail transportation. The project is in the vicinity of the Port and may utilize water transportation.
- 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?** Two potential land use scenarios were evaluated for warehousing and general light industrial tenants. The highest traffic generating scenario with general light industrial would generate an estimated 664 net new daily trips (after accounting for credit with removal of existing cold storage use). During the weekday AM peak hour the project would generate an estimated 170 net new trips, and 59 net new trips during the weekday PM peak hour.
- 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.** No.
- g. Proposed measures to reduce or control transportation impacts, if any:** The driveways have been located and sized for the expected vehicle traffic including passenger cars and trucks, which will help to control traffic and safety impacts.

15. Public services

[Find help answering public service questions¹⁷](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)

¹⁷ <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>

- 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.** No, the project site already utilizes fire, police, and public transit services.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.** No special measures proposed.

16. Utilities

Find help answering utilities questions¹⁸

- 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.**

The below utilities are available immediately at the site to serve the project:

- City of Tacoma will provide Water, electricity, drainage, sewer, refuse
- PSE will provide Natural Gas
- Comcast and Lumen will provide Communications Services

C. Signature

Find help about who should sign¹⁹

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.

X Sam Funsinn

Digitally signed by Sam Funsinn
DN: C=US, E=sfunsinn@prologis.com,
O=Prologis, CN=Sam Funsinn
Location: Seattle, WA
Reason: I am approving this document
Date: 2025.03.07 10:52:49-08'00'

Type name of signee: Sam Funsinn

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Position and agency/organization: Development Manager at Prologis

Date submitted: March 7, 2025