



**GIAUDRONE MIDDLE SCHOOL
FIELD AND TRACK CONVERSION
MARCH 2022**

**State Environmental Policy Act (SEPA)
WAC 197-11-960 Environmental Checklist**

Exhibits

Legal Description, Vicinity Map, and Property Information **A**

Environmental Checklist Prepared by:



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Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Agencies with jurisdiction use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

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.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions as best as you can. If you have any questions, please ask the Planning staff for assistance.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (SECTION III). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Source of Checklist Form WAC 197-11-960:

This form is a generic Environmental Checklist that, to the best understanding of DA Hogan & Associates Inc., Seattle WA, is complete per WAC 197-11-960. Minor variations from specific forms provided by various local or regional Permitting Jurisdictions may occur.

SECTION I – BACKGROUND INFORMATION

1. Name of proposed project, if applicable:
Giaudrone Middle School Field and Track Conversion
2. Name of Applicant/Sponsor:
Tacoma Public Schools
3. Address and phone number of applicant and contact person:
**Tacoma Public Schools
Planning and Construction
3223 South Union Avenue
Tacoma, WA 98409
Dale Stafford, (253)571-3350**
4. Date checklist prepared:
March 2022
5. Agency request checklist:
Tacoma Public Schools
6. Proposed timing or schedule (including phasing, if applicable):
Construction is proposed July-October 2022.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Further expansion is not planned.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**Geotechnical Report (GeoEngineers 2022)
Storm Water Technical Information Report (LPD Engineers 2022)**
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.
**City of Tacoma Site Development Permit
State of Washington Department of Ecology NPDES**
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).

In summary, the project seeks to improve an existing grass athletic field and surrounding cinder-aggregate running track by replacing them with an infilled synthetic turf field and rubberized

running track within the existing footprint. The total anticipated site disturbance is expected to be approximately 130,000 sf.

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 reasonable available. While you should submit any plan required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The project is located at 4902 S Alaska St, Tacoma, WA 98408, Pierce County Washington. Exhibit A includes a Vicinity Map, basic Site Plan, Legal Description and Tax ID.**

SECTION II - ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site:
The site is currently a synthetic turf athletic field with surrounding cinder-aggregate running track, with a relatively small grass areas around the perimeter of the track.
- b. What is the steepest slope on the site (approximately percent slope)?
The project site has been engineer graded previously. The field is fairly flat and the track is currently sloped 1% away from the field. Surrounding the west perimeter of the site there are retaining walls at the property lines.
- 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 prime farmland.
The project site sits on a deposit of Vashon-age glacial till deposits and recessional outwash deposits. This information was taken from the prepared Geotechnical Report.
- d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.
No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The proposal includes offsite disposal of existing cinders and perimeter soils and import of structural fill aggregate materials, and imported permeable materials as required for the field and track construction. The following values are approximate:

Excavation & Offsite disposal of organic and unsuitable soils: 4800 cu yds.
Import of fill and paving aggregate base materials: 3800 cu yds.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Surface erosion may occur as a result of clearing and grading operations, however due to the shallow slopes on site and the location of the limit of site disturbance proposed, this is expected to be minor as the project site is composed primarily of slopes under 1%. Minor localized erosion may occur as a result of construction activities, however will not extend

outside the project limits. Use of on-site erosion control measures including silt fences, construction entrances, catch basin protection, interceptor swales, and other standard construction erosion control practices, and seasonal limitations of construction will control potential on-site erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
The project proposes approximately 20,000 sf of new impervious surface. The existing site is 49.2% impervious surface. The addition will increase the impervious surface 3.2% for a total of 52.4% impervious surface for the site. Further discussion is provided in the Storm Drainage Report.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
To the extent possible the disturbed area of the project site will be limited to minimize erosion potential. To reduce erosion, some or all of the following vegetative cover practices may be implemented as site conditions dictate: seeding, mulching and matting, and/or clear plastic covering. Structural practices to control erosion include a stabilized construction entrance, filter fabric fence for perimeter siltation control, pipe slope drains and/or check dams. All catch basins in the vicinity of the work will have erosion protection throughout the construction period.

All work will be performed in compliance with local and state code and permitting requirements.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Emissions to the air would result from the movement of earth, and exhaust from construction equipment. There will be a minor increase of vehicles to the site during the construction work week, which will be at a time when the school is not in session. No additional emissions than currently exist on the site would result following completion of construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
All work will be performed in compliance with local and state code and permitting requirements.

The use of watering trucks will be employed during construction to keep dust to a minimum. Construction equipment will be kept in good operating condition to minimize exhaust.

3. WATER

- a. Surface

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 known surface water bodies within the project area or immediate vicinity.

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.

Not Applicable.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.

Not Applicable.

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

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.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximately quantities if known.

Construction-related groundwater that enters utility trenches during construction will be pumped to portable tanks or equivalent for settling and discharge in accordance with the applicable water quality standards in the NPDES Construction Stormwater General Permit." Stormwater will not be discharged to ground water.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals, agriculture; etc.).

No waste materials will be discharged into the ground due to this project.

3) 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.

Not Applicable.

c. Water Runoff (including storm water)

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? Will this

water flow into other waters? If so, describe.

The Applicant has commissioned a Surface Water Technical Information Report and Construction Storm Water Pollution Prevention Plan (SWPPP) to address questions of this nature in great detail.

The source of stormwater will be rainfall. By design, stormwater on the turf field will be infiltrated vertically through the synthetic turf and connect to the storm system on the north side of the project area. The majority of the running track will be collected via perimeter catch basin and routed to existing storm system along the north side of the track, a piped system that eventually goes west and leaves the site. The southwest portion of the track and permeable D zone inside the track will be collected and routed into a detention basin and flow control structure before ultimately connecting to the existing system. A portion of the track will sheet flow to the east and enter the stormwater system in S Alaska Street. Both downstream drainage paths eventually discharge to Wapato Lake and eventually to Puget Sound.

2) Could waste materials enter ground or surface waters? If so, generally describe.
It is not anticipated that waste materials would enter surface or ground waters.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
To mitigate the new hard surfaces associated with this project, a detention basin will be installed beneath the D-zone between the field and track on the west side of the project area. A flow control structure will be installed at the downstream end that will attenuate outflows and utilize the void space in the permeable aggregate of the detention basin.

4. Plants

- a. Check the types of vegetation found on the site:
Note: Within the project site proposed limit of disturbance, all vegetation is either maintained grass, or herbaceous perennial and annual weeds. Other vegetation "Checked" is found immediately adjacent but outside of the limit of disturbance.

Deciduous tree

- Alder
- Maple
- Aspen
- other

Evergreen tree

- Fir
- Cedar
- Pine
- other

Other Vegetation

- Shrubs
- Grass
- Pasture

- Crop or grain

Wet soil plants

- Cattail
 Buttercup
 Bulrush
 Skunk Cabbage
 other

Water plants

- Water Lily
 Milfoil
 other

- Other types of vegetation (list):

- b. What kind and amount of vegetation will be removed or altered?

Removal of grass field surface and small area on NE perimeter of track totals about 103,800 sf.

- c. List threatened or endangered species known to be on or near the site.

None known or observed.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

All disturbed areas on the site not receiving surfaces as described previously will be restored with erosion control hydroseeding.

5. Animals

- a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds

- Hawk
 Heron
 Eagle
 Songbirds
 other (list):

Mammals

- Deer
 Bear
 Elk
 Beaver
 other (list):

Fish

- Bass
 Salmon

- Trout
- Herring
- Shellfish
- other (list):

b. List any threatened or endangered species known to be on or near the site.
None known or observed.

c. Is the site part of a migration route? If so, explain
The project site is located along the Pacific Flyway, one of three major migratory routs in North America. The Pacific Flyway stretches 4,000 miles north-to-south and 1,000 miles east-to-west, from the arctic to the west coast of Mexico and the Rocky Mountains to the Pacific Ocean.

There is no evidence that site is of any specific value to migrating birds.

d. Proposed measures to preserve or enhance wildlife, if any:
None.

6. Energy and Natural Resources

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.
The completed project includes no specific power needs other than occasional gasoline-powered maintenance equipment.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

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:
None.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
None.

1) Describe special emergency services that might be required.
Police, fire, and ambulance, as they currently service the site.

2) Proposed measures to reduce or control environmental health hazards, if any:
None.

b. Noise

1) What type of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Existing noise includes traffic and user noise generated through use of the school site. Use will remain as currently exists on the site. The proposal does not include lighting so all field use will occur during daylight hours.

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.

There would be short-term noise impacts from grading activities and construction. Initially, noise would be created by heavy equipment such as backhoes, graders and trucks. Once the base is in place, noise would be created primarily from pneumatic power tools, saws, hand tools and occasional trucks delivering building materials.

In the long term, noise levels would be consistent with existing levels.

The use of the site will continue to be for school and educational uses, as well as community use of the facilities.

3) Proposed measures to reduce or control noise impacts, if any:

The District will limit the use of the fields to comply with local noise ordinance. The field and track will continue to be used only during daylight hours, consistent with existing uses.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is located on the campus of Giaudrone Middle School, on the site of an existing athletic field and running track. Residential development is located to the East and South of the site. To the North is the existing school building. To the West is Interstate 5.

b. Has the site been used for agriculture? If so, describe.

Not known.

c. Describe any structures on the site.

Currently there are school campus buildings to the North.

d. Will any structures be demolished? If so, what?

No buildings are planned for demolition.

e. What is the current zoning designation of the site?

The current zoning is R-2 STGPD - Single Family Dwelling & South Tacoma Groundwater Protection District

f. What is the current comprehensive plan designation of the site?

The site does not lie in a special overlay district.

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 an "environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

None.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any?

Not Applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The site is currently used as a public school, with various community recreational uses during non-school hours. The project consists of the renovation of an existing athletic facility.

9. Housing

- 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:

None.

10. Aesthetics

- a. What is the tallest height of any proposed structures(s), not including antenna; what is the principal exterior building material(s) proposed?

No structures are proposed.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None anticipated.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

- 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.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The project site is within an existing school site. The project site includes synthetic turf field and running track utilized as an educational and community recreational resource.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Other than during the Construction Phase July-October 2022, no.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project of applicant, if any:
The project is entirely educational (physical education) and recreational in nature. It is improving the track to ensure safety and an updated playing surface for all sports. The project will expand the use of the track through improved wet-weather reliability, providing expanded teaching opportunities for educational use, opportunities for practice and competition by organized interscholastic and youth recreational users, as well as the general public. This is also converting a grass surface that is weather dependent on use, to a synthetic turf field that can be used at all times.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally, describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known.
- c. Proposed measures to reduce or control impacts, if any:
Not Applicable.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.
The site has access off of S 48th st.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest

transit stop?

The Pierce County Transit System serves the site with Route #54, Stop ID #892 on 48th ST S and Alaska St.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

There will be no change in parking spaces on site.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No/None.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

There would be no change in the peak number of vehicle trips generated, however the improved reliability of the facility during wet weather may result in more frequent use.

During school hours there are no trips generated.

- g. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not Applicable.

16. Utilities

- a. Circle (***italicize, bold, and underline***) 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.

None.

SIGNATURE

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.



Signature: _____

Name: Jeff Burke, PE

Title: Project Engineer

Date Submitted: March 2022

TACOMA PUBLIC SCHOOLS District #10

Giaudrone Middle School Track & Field Conversion



7 Parcel Numbers and Legal Descriptions:

Tax Parcel: 2110000220

Section 20 Township 20 Range 03 Quarter 22 ACME ADD: ACME ADD L 1 THRU 16 B 13 L 1 THRU 16 B 14 L 1 THRU 16 B 15 L 1 THRU 16 B 16 L 1 THRU 16 B 17 L 1 THRU 16 B 18 TOG/W VAC ALLY ABUTT PER #15769 TOG/W VAC ST ABUTT UNDER ORD #16973 EXC POR CYD TO CY OF TAC FOR ADD'L R/W ETN 1120061 NW OF NW 20-20-03E APPROX 8.79 ACS (DCGREMS1-29-81) DC09/23/96CL DC/BL 05-30-03BL

Tax Parcel: 2110000332

Section 20 Township 20 Range 03 Quarter 22 ACME ADD PARCEL B OF BLA 2017-03-27-5003 THAT POR OF B 23 & 24 TOG/W VAC RDS & ALLEYS LY WITHIN FOLL DESC BDRY COM AT NE COR OF L 16 B 23 TH N 87 DEG 30 MIN 16 SEC W 161.46 FT TO A PT 13.54 FT E OF NW COR OF L 10 B 23 & POB TH S 02 DEG 39 MIN 19 SEC W 267.61 FT TH S 87 DEG 17 MIN 10 SEC E 196.46 FT TH N 02 DEG 39 MIN 19 SEC E 189.23 FT TH N 87 DEG 23 MIN 42 SEC W 135 FT TH N 02 DEG 39 MIN 19 SEC E 78.97 FT TH N 87 DEG 30 MIN 16 SEC W 61.46 FT TO POB EASE OF REC OUT OF 211000-033-0 & 035-0 SEG 2017-0425 JP 04/25/17 JP

Tax Parcel: 2110000333

Section 20 Township 20 Range 03 Quarter 22 ACME ADD PARCEL C OF BLA 2017-03-27-5003 L 4 THRU 16 B 25 EXC THEREFROM THAT POR FOR R/W & HWY PER JUDGEMENT & DECREE OF APPROP PER CT CAUSE 134580 TOG/W N 1/2 OF ALLEY VAC PER ORD 15769 ALSO TOG/W W 1/2 OF WILKESON ST & S 1/2 OF 50TH ST VAC PER ORD 16973 ABUTT EXC THAT POR THEREOF LY NLY & WLY OF FOLL DESC LI COM AT NE COR OF L 16 B 23 TH N 87 DEG 30 MIN 16 SEC W 161.46 FT TO A PT 13.54 FT E OF NW COR OF L 10 B 23 & POB TH S 02 DEG 39 MIN 19 SEC W 307.97 FT TH N 87 DEG 22 MIN 09 SEC W 157.51 FT & TERMINUS OF SD DEC LI EASE OF REC OUT OF 211000-037-0 SEG 2017-0425 JP 04/25/17 JP

Tax Parcel: 2110000340

Section 20 Township 20 Range 03 Quarter 22 ACME ADD N 80 FT OF L 13 THRU 16 B 23 TOG/W 1/2 OF ST ABUTT UNDER ORD 16973 TOG/W THAT POR OF VAC S 49TH ST ABUTT PER ORD 28239 LESS S 30 FT OF FOLL BEG SE COR L 16 BLK 22 TH N 87 DEG 30 MIN 16 SEC W 360.91 FT TH S 3 DEG 51 MIN 29 SEC E 60.37 FT TH S 87 DEG 30 MIN 16 SEC E 264.23 FT TH N 2 DEG 29 MIN 44 SEC E 47.5 FT TH S 87 DEG 30 MIN 16 SEC E 90 FT TH N 2 DEG 29 MIN 44 SEC E 12.5 FT TO POB (DCGREMS1-29-81) DC00436158 10/22/15 JP DC00440670 6/21/16 KG

Tax Parcel: 2110000400

Section 20 Township 20 Range 03 Quarter 22 ACME ADD: ACME ADD L 4 THRU 16 LESS TAC FREEWAY B 26 TOG/W 1/2 OF ALLEY ABUTT VAC PER ORD #15769 ALSO TOG/W 1/2 OF ST ABUTT VAC UNDER ORD #16973 NW OF NW 20-20-03E APPROX 51,550 SQ FT (DCGREMS1-29-81) DC09/23/96CL

Tax Parcel: 2110000430

Section 20 Township 20 Range 03 Quarter 22 ACME ADD: ACME ADD L 5 THRU 16 B 27 LESS TAC FREEWAY TOG/W 1/2 VAC ALLEY PER ORD #15769 TOG/W 1/2 OF ST ABUTT VAC UNDER ORD #16973 NW OF NW 20-20-03E APPROX 48,000 SQ FT (DCGREMS1-29-81) DC09/23/96CL

Tax Parcel: 2110000460

Section 20 Township 20 Range 03 Quarter 22 ACME ADD: ACME ADD L 6 THRU 16 LESS TACOMA FREEWAY B 28 TOG/W 1/2 OF ST ABUTT VAC UNDER ORD #16973 NW OF NW 20-20-03E APPROX 44,225 SQ FT (DCGREMS1-29-81)

