



CITY OF SNOHOMISH

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STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

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. 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 [\[help\]](#)

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.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS [\[help\]](#)

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-projects) questions in Part B - Environmental Elements - that do not contribute meaningfully to the analysis of the proposal.

Project #: SEPA21-0016	
Date: 7/12/21	Staff Intake: BE



A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable:
2021 Comprehensive Plan Amendments and Urban Horticulture and Mixed Use Rezones
2. Name of applicant:
City of Snohomish Planning & Development Services Department
3. Address and phone number of applicant and contact person:
116 Union Avenue, Snohomish, WA 98290
Glen Pickus, 360-282-3173
4. Date checklist prepared:
July 12, 2021
5. Agency requesting checklist:
City of Snohomish
6. Proposed timing or schedule (including phasing, if applicable):
Non-project action proposed for adoption by Snohomish City Council in December 2021
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
This SEPA checklist
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.
N/A
10. List any government approvals or permits that will be needed for your proposal, if known.
Adoption by the Snohomish City Council



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.)

See Attachment A

**ADMINISTRATION
COMMENTS ONLY**

New chapter to Title 14 referenced will be Ch. 14.30 SMC.

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.

Other than the elimination of the Urban Horticulture and Mixed Use land use designations, the other parts of this proposal are not site specific. See Attachments B and C for addresses of the Urban Horticulture and Mixed Use parcels to be rezoned.

UH properties are in 4 separate areas on edges of city - NW, eastern boundary, SE, and southern tip of UGA. MU properties are in SE portion of town on fringes of Pilchuck District.

B. ENVIRONMENTAL ELEMENTS

1. Earth [\[help\]](#)

a. General description of the site (circle one):
Flat, rolling, hilly, steep slopes, mountainous, other _____
N/A

b. What is the steepest slope on the site (approximate percent slope)?
N/A

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.
N/A



- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A

- 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.

N/A

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air [\[help\]](#)

- 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.

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

3. Water [\[help\]](#)

- a. Surface Water:

- 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.

Several water bodies are present within city limits including rivers (Snohomish River, Pilchuck River), streams, wetlands, and Blackmans Lake.



- 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.

N/A

- 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.

N/A

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

N/A

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

N/A

- 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.

N/A

b. Ground Water:

- 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 general description, purpose, and approximate quantities if known.

N/A

- 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. . . ; 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.

N/A



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.

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

As a non-project action, no measures to reduce or control surface, ground, and runoff water impacts are proposed or required. Future site-specific development or land use action would be subject to project level SEPA and regulatory review and would require the implementation of applicable City regulations to control surface, ground, and runoff water impacts.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other N/A
- 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?

N/A

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

U.S. Fish and Wildlife Services provides legal listing for ESA species under its jurisdiction.
 National Marine Fisheries Service provides legal listing for ESA species under its jurisdiction.
 Washington State Department of Fish and Wildlife provides legal listing for ESA species under its jurisdiction.
 Washington State Department of Natural Resources provides legal listing for ESA species under its jurisdiction.

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

N/A



- e. List all noxious weeds and invasive species known to be on or near the site.

N/A

5. Animals [\[help\]](#)

- a. List any birds and other animals which 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 _____

N/A

- b. List any threatened and endangered species known to be on or near the site.

U.S. Fish and Wildlife Services provides legal listing for ESA species under its jurisdiction.

National Marine Fisheries Service provides legal listing for ESA species under its jurisdiction.

Washington State Department of Fish and Wildlife provides legal listing for ESA species under its jurisdiction.

Washington State Department of Natural Resources provides legal listing for ESA species under its jurisdiction.

- c. Is the site part of a migration route? If so, explain.

All of western Washington is part of the Pacific Flyway for migratory birds.
As a non-project action, the proposal will not affect migratory species.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A

- e. List any invasive animal species known to be on or near the site.

N/A

6. Energy and natural resources [\[help\]](#)

- 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.

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A



- 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:

N/A

7. Environmental health [\[help\]](#)

- 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.

As a non-project action, no environmental health hazards would result from this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A

- 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.

N/A

- 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.

N/A

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

- b. Noise

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

Noises typical of developed, urban areas exist within city limits. This non-project action is not site-specific and therefore will not be affected by ambient noise.



- 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.

N/A

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

N/A

8. Land and shoreline use [\[help\]](#)

- 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.

This non-project action pertains to lands within the City's jurisdiction on which a range of land use activities may currently occur. Existing land uses will not be affected by the proposal. The sites currently zoned Urban Horticulture and Mixed Use are used in a myriad of ways. The rezoning of those sites will not affect currently land uses on 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 as a result 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?

N/A

- 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:

N/A

- c. Describe any structures on the site.

N/A

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

N/A

- e. What is the current zoning classification of the site?

For the rezones either Urban Horticulture or Mixed Use.



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

For the rezones either Urban Horticulture or Mixed Use.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Various critical areas including streams, wetlands, and steep slopes are present within city limits. The non-project proposal is not site specific.

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

N/A

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

N/A

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

N/A

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

N/A

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A



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

As a non-project action, no measures to reduce or control housing impacts are required or proposed.

10. Aesthetics [\[help\]](#)

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

N/A

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

N/A

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

As a non-project action, no measures to reduce or control aesthetic impacts are proposed or required for this proposal.

11. Light and glare [\[help\]](#)

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

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A because not site-specific.



- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation [\[help\]](#)

- 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 located on or near the site? If so, specifically describe.

This non-project action is not site specific. The Snohomish Historic District is a federally listed historic district, containing numerous buildings over 45 years of age, and among these, a number have been designated as historic structures by the City.

- 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 Pioneer Cemetery is located in the southeast portion of the city. No impacts to areas of cultural significance are expected to result from this non-project action.

- 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.

N/A

- 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.

N/A

14. Transportation [\[help\]](#)

- 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.

This is a non-project action. It is not site-specific. The City of Snohomish is adjacent to US-2 to the north, and is bisected by SR-9. No impacts to the existing street system are expected.



- 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?

The City of Snohomish is served by Community Transit bus service.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

- d. 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).

N/A

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

N/A. This is a non-project action. It is not site-specific. The city is located north of Harvey Air Field, and rail lines used for freight are located in the vicinity.

- f. 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?

N/A

- g. 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.

As a non-project action, the proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products.

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

N/A

15. Public services [\[help\]](#)

- 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 increased demand for public services is expected to result from the proposed legislative amendments.



D. supplemental sheet for nonproject actions [\[help\]](#)
(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal will not result in and increase discharge to water, emissions to air, production, storage, or release of toxic hazardous substances, or production of noise.

Proposed measures to avoid or reduce such increases are:

None needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is not likely to affect plants, animals, fish or marine life as it doesn't change any existing regulations for the protection of plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None needed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is not anticipated to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None needed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No impacts are anticipated. The proposal does not change existing regulations that provide protection of environmentally sensitive areas are expected to provide adequate and appropriate mitigation.



Proposed measures to protect such resources or to avoid or reduce impacts are:

None needed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is not expected to result in significant adverse land use impacts, or an increased likelihood that incompatible land conflicts will result. The proposal does not change the regulations for development in the shoreline jurisdiction.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None needed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal will not increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

None needed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No such conflicts have been identified. The proposal does not affect the critical areas regulations for the City of Snohomish.

**ADMINISTRATION
COMMENTS ONLY**

Rezoning is largely determined based on the existing land uses of each parcel.

Attachment A

11. Description of Proposal:

- Eliminate the Mixed Use and Urban Horticulture Land Use Designations Areas by:
 - Rezoning them and updating maps to reflect the rezone
 - Deleting references to them in the Comprehensive Plan
 - Deleting references to them in SMC
- Move regulatory language out of the Land Use Element of the Comprehensive Plan into Title 14, SMC, Land Use Development Code
- Move policy language regarding land use designation areas in Title 14 to the Land Use Element of the Comprehensive Plan.
- Add a new chapter to Title 14 establishing the link between the Zoning Map and associated land use development regulations with the policies of the Land Use Element of the Comprehensive Plan.
- Rename the current “Land Use Designation Map” as the City’s “Zoning Map” and moving it out of the Comprehensive Plan and into Title 14
- Create a Future Land Use Map for the Land Use Element of the Comprehensive Plan. The map will be a more generalized division of land uses in the City than the Zoning Map. Add new policies to the Land Use Element of the Comprehensive Plan to implement the recommendations of the Midtown Planning District Task Force.

Attachment B: Urban Horticulture Rezone Addresses

12.

Within City

- 1125 Orchard Ave.
- 1207 Orchard Ave.
- 1211 Orchard Ave.
- 1215 Orchard Ave.
- 1208 Orchard Ave.
- 1210 Orchard Ave.
- 1212 Orchard Ave.
- 1214 Orchard Ave.
- 1216 Orchard Ave.
- 1220 Orchard Ave.
- APN 28061800302400 on Lincoln Ave.
- APN 28061800302200 on Lincoln Ave.
- APN 00579400200400 on Commercial St.

Within Urban Growth Area

- 8530 Fobes Road
- 8602 Fobes Road
- 8614 Fobes Road
- 8626 Fobes Road
- 8628 Fobes Road
- 10622 Airport Way (2 parcels)
- 10714 Airport Way

Attachment C: Mixed Use Rezone Addresses

- 302 Cedar St.
- 304 Cedar St.
- 310 Cedar St.
- 314 Cedar St.
- 324 Cedar St.
- 427 Cypress Ave.
- 429 Cypress Ave.
- 501 Cypress Ave.
- 503 Cypress Ave.
- 505 Cypress Ave.
- 507 Cypress Ave.
- 509 Cypress Ave.
- 511 Cypress Ave.
- 513 Cypress Ave.
- 515 Cypress Ave.
- 517 Cypress Ave.
- 519 Cypress Ave.
- 521 Cypress Ave.
- 523 Cypress Ave.
- 525 Cypress Ave.
- 527 Cypress Ave.
- 625 Ford Ave.
- 200 Garden Ct.
- 230 Garden Ct.
- 302 Garden Ct.
- 310 Garden Ct.
- 601 Lincoln Ave.
- 605 Lincoln Ave.
- 609 Lincoln Ave.
- 61X Lincoln Ave. (APN 00435900200400)
- 622 Lincoln Ave.
- 119 Maple Ave.
- 123 Maple Ave.
- 127 Maple Ave.
- 133 Maple Ave.
- 514 Maple Ave.
- 602 Maple Ave.
- 606 Maple Ave.
- 614 Maple Ave.
- 618 Maple Ave.
- 508 Pearl St.
- 510 Pearl St.
- 512 Pearl St.
- 514 Pearl St.
- 516 Pearl St.
- 518 Pearl St.
- 520 Pearl St.
- 522 Pearl St.
- 524 Pearl St.
- 526 Pearl St.
- 528 Pearl St.
- 530 Pearl St.
- 532 Pearl St.
- 602 Pearl St.
- 6XX Pearl St. (APN 00579401700402)
- 608 Pearl St.
- 511 Pine Ave.
- 513 Pine Ave.
- 515 Pine Ave.
- 517 Pine Ave.
- 600 Pine Ave.
- 600 Pine Ave.
- 6XX Pine Ave. (APN 00435900203000)
- 612 Pine Ave.
- 616 Pine Ave.
- 620 Pine Ave.
- 625-29 Pine Ave.
- 700 Pine Ave.
- 707 Pine Ave.
- 501/509 Rainier St.
- 601 Rainier St.
- 120 Willow Ave.
- 707 Fourth St.
- 200 Sixth St.
- 202 Sixth St.
- 203 Sixth St.
- 209 Sixth St.
- 210 Sixth St.
- 217 Sixth St.
- 226 Sixth St.
- 303 Sixth St.
- 305 Sixth St.
- 307 Sixth St.
- 309 Sixth St.
- 400 Sixth St.
- 313 Seventh St.