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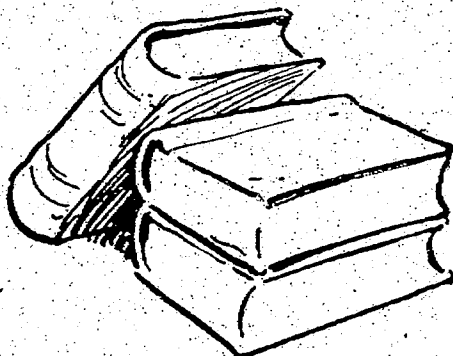
# Seattle School District

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BUILDING EXCELLENCE PHASE II  
Capital Improvement Program

Final  
Supplemental Environmental  
Impact Statement

September 1, 2000







## MEMORANDUM

**To:** Recipients of the Final Supplemental Environmental Impact Statement for Phase II, Building Excellence Capital Improvement Program

**From:** John Richmond, Environmental Officer

**Date:** September 1, 2000

This document is the Final Supplemental Environmental Impact Statement (SEIS) for Phase II of the Seattle School District's Building Excellence Capital Improvement Program. It supplements information in the Final Environmental Impact Statement on the **2010 Facilities Master Plan**, issued on May 8, 1992.

Earlier this year, as part of its capital planning effort, the School District held two sets of community meetings to gain public feedback on the scope and components of the Building Excellence program. Presentations were also made to school-based and community-based groups and neighborhood associations, as well as to other public agencies such as the City of Seattle and the Seattle Housing Authority. Special outreach was made to the bilingual and minority community.

The result of that effort was the development of the proposed Phase II projects, which include the modernization, preservation, or replacement of up to 24 school facilities. Funding for the facility improvements would be provided through the passage of a school levy, expected to be placed before Seattle voters in the February 2001 election. Construction would be accomplished between 2001 to 2008.

The proposed facilities include the following:

- Eight high schools (Garfield, Roosevelt, Cleveland, Chief Sealth, Nathan Hale, Ingraham, Rainier Beach, and South Lake),
- Three middle schools (Madison, Hamilton Middle School at Lincoln, and South Shore),
- Eight elementary schools (Brighton, Graham Hill, Maple, Beacon Hill, Dearborn Park, Wing Luke, a new elementary school in the Rainier Vista housing development, and unspecified elementary school capacity in southeast Seattle), and
- Four alternative program facilities (Mann (NOVA), Monroe (NOMS/COHO), Marshall (SASS-North), and the School for New Americans).

## Evaluation of Alternatives

The preliminary staff recommendations and three alternatives were evaluated in the Supplemental Environmental Impact Statement.

The *Preliminary Staff Recommendation* consists of modernizing, renovating, expanding, and/or replacing facilities to accommodate long-range facility needs for the District. Projects generally consist of constructing permanent classroom additions, adding capacity at existing facilities, upgrading out-dated facilities and removing existing portable classrooms.

The *Maximum New Construction Alternative* would replace the maximum number of schools constructed prior to 1940 with entirely new construction. This alternative would result in the greatest amount of demolition and construction.

The *Historic Preservation Alternative* would renovate the schools constructed prior to 1940. There would be no demolition or replacement of a pre-1940 school associated with construction.

The *No Action Alternative* would result in only routine maintenance, electrical upgrades, and telephone and Internet upgrades. No new facilities would be constructed and no renovations would occur.

Depending on the specifics of a given site, a wide range of environmental impacts may potentially occur. However, typical impacts from expansion or remodeling of schools are limited to a few elements of the environment. These include:

- Land Use
- Recreation
- Light and Glare
- Biological Resources
- Historic Resources
- Transportation

Other elements may be pertinent to a specific project, but at a programmatic level, these are considered the key elements of potential concern. Therefore, the alternatives considered in the SEIS were structured to focus on these items. The Draft SEIS assessed the environmental impacts of implementing the recommended course of action as well as the other alternatives.

The Final SEIS, along with program, engineering, and financial information, will be used by the Superintendent to develop a recommendation to the School Board regarding CIP II. The School Board will also use the Final SEIS, along with other data, in determining the specific capital improvement program that will be included on the ballot levy issue in February, 2001.

Appeal procedures for this document are stated in School Board Resolution 1987-17, paragraph 10 A:

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## APPENDIX B

## COMMENTS AND RESPONSES



Any aggrieved person may appeal the Director's compliance with Chapter 43.21C RCW and Chapter 197-11 WAC by filing a notice of appeal with the responsible official within 15 days of the date of public notice of issuance of a final DNS or availability of a final EIS. The DNS or EIS should identify this appeal process and the deadline for an appeal, but any failure to provide such notice shall not be construed to waive the deadline. The responsible official shall promptly arrange for review by the Superintendent or the Board.

Any person wishing to appeal this document must file the appeal by **4:30 PM, September 18, 2000**. The appeal should include the name and address of the appellant(s) and the basis for the appeal.

The appeal must be addressed to:

Responsible Official: John Richmond, Environmental Officer  
Seattle School District No. 1  
4141 Fourth Avenue South, MS/AF-310  
Seattle, WA 98134  
Telephone: 206-252-0630



## 1.0 BACKGROUND

In January 1992, the Seattle School District (District) completed a comprehensive effort to identify the long-range facility needs for Seattle schools and support facilities through the year 2010. The effort involved District staff, parents, teachers, administrators, and citizens, and resulted in a document entitled *Superintendent's Preliminary Recommendation: Proposed Facilities Master Plan 1992 – 2010* (January 1992). The Facilities Master Plan (FMP) outlined the status of all District facilities, the future of those facilities, and the proposed actions necessary to fulfill the goals of that plan. The FMP has been updated, and the most recent version was adopted on March 17, 1999. The FMP Update provides direction for the strategic use of all District facilities through 2010 and is the basis for developing the next Capital Improvement Program.

Since the adoption of the 1992 plan, several changes have occurred that affect facilities planning and utilization in the District. These changes include student demographics, new student assignment plans, and a new methodology for funding students.

Recent long-range enrollment projections show a flat to slightly declining enrollment through 2010. This enrollment pattern provides more stability for facilities planning, and allows the District to focus on facility requirements for quality educational programs and services.

The District has adopted new elementary and secondary plans over the past two years that change the way students are assigned. These plans provide students with the opportunity to attend schools closer to home. As students attend schools closer to their residence, the District will experience capacity constraints in certain areas. The underlying demographics will concentrate students with greater needs in certain areas of the District.

The District has also implemented a new methodology for funding schools in which funding is aligned with the needs of individual students. This student-focused funding, called the Weighted Student Formula (WSF), is based on individual student characteristics such as limited English proficiency, handicapping conditions, economic status, and academic achievement. Schools that have larger concentrations of students with certain characteristics receive additional funding. The WSF allows schools to reduce class size, increase full day kindergarten services, and provide additional support personnel. These strategies require additional institutional space.

These changes in the District's assignment and funding policies have created differences in facility utilization, and they require modifications to facilities in the north, south, and west regions of the city. The key planning components by area are:

- North – monitor school enrollment, facility use, and school size to determine the need for possible mergers/consolidations.
- South – add capacity to address increased population and greater student needs.
- West – monitor school enrollments and potential increased capacity requirements.

One of the most significant issues facing the District is the regional disparity between facilities and resident populations in different areas of the city. The District as a whole has adequate capacity for projected enrollment. However, when capacity and resident populations are analyzed on a geographic basis, it becomes apparent that there is a shortage of space in the south and southeast portions of the city.

### **1.1 Building Excellence Phase I Improvements**

The District has made progress toward achieving many of the Building Excellence Goals expressed in the 1992 plan. These include:

- Passage of the Buildings, Technology and Athletics Field (BTA) levy in 1998 provided funds for implementation of the District Technology Plan that includes Internet access, adequate student-to-computer station ratios, and additional on-line resources.
- Passage of the Building Excellence (BEX) levy funded capacity increases in elementary grades.
- Upon completion of the BEX and BTA levies, all schools that are not part of the anticipated next phase of the building program will be in compliance with the current seismic building code, or will have received significant seismic mitigation. Updates will be conducted on the electrical systems to support the Technology Plan, and the heating and ventilation systems will be modernized. An additional 25 buildings will have work done toward compliance with the Americans with Disabilities Act (ADA).

The environmental aspects of the Building Excellence Phase I projects were reviewed in *Building Excellence: Seattle Public Schools Capital Improvement Program Final Supplemental Environmental Impact Statement* (July 30, 1993). The original Building Excellence Plan, as amended in December 1994, provided for the following capital improvements:

- Ten schools were renovated and expanded, taking into consideration their historic merit (Bryant, Coe, Concord, Dunlap, Emerson, Greenwood, Latona, Seward, Stevens, and West Seattle High School);
- One school was modernized (Madrona);
- Improvements were conducted at interim sites (Lincoln, Monroe, McDonald, and Hughes);
- Construction of five new schools (African American Academy, Cooper, Highland Park, Whittier, and Ballard High School);
- Construction of a performing Arts Center/Auditorium at Rainier Beach High School; and
- Classroom additions (Kimball, and Sanislo).

## **END OF DEIS COMMENT PERIOD**

August 11, 2000

## **DATE OF FEIS ISSUE**

September 1, 2000

## **PUBLIC HEARING**

A public hearing to receive comments on the Draft EIS ~~was~~ will be held on July 25, 2000, starting at 7:30 at the Seattle School District Administrative and Service Center, 815 Fourth Avenue North, Seattle WA 98109.

## **ADDITIONAL ENVIRONMENTAL REVIEW**

Unless exempt, facilities constructed, renovated, or expanded will be subject to project-level environmental review under SEPA prior to final design, permit approval, and construction.

## **ADDITIONAL COPIES**

Copies of this document have been printed and made available for distribution. Copies are available for review at Seattle School District No. 1 located at 4141 Fourth Avenue South Seattle, WA 98134. Additional copies may be purchased for \$10.00.



## FACT SHEET

### PROJECT TITLE

Seattle School District's Building Excellence Phase II: Capital Improvement Program.

### PROJECT DESCRIPTION

The proposed action is continued implementation of the *1992-2010 Facilities Master Plan*. This *Building Excellence Phase II Supplemental Draft Environmental Impact Statement (EIS)* updates background information supplied in the 1993 Building Excellence EIS, and provides a programmatic level of environmental analysis for the Building Excellence Phase II projects. Site-specific environmental review will be conducted at each facility prior to construction.

The Facilities Master Plan (FMP) outlines the current status of all District facilities, the future of those facilities, and the proposed actions necessary to fulfill the goals of the plan. The Building Excellence Program is the District's long-term comprehensive capital improvement program to modernize, renovate, expand, and/or replace school facilities during the period 2001 to 2008.

The four alternatives presented in this Final Draft Supplemental EIS are: Preliminary Staff Proposal, Maximum New Construction, Historic Preservation, and No Action.

The **Preliminary Staff Proposal** assumes a major capital improvement program to modernize, renovate, expand, and/or replace up to 24 School District facilities.

The **Maximum New Construction Alternative** represents a scenario with more construction and historic impacts than the Preliminary Staff Proposal, as a result of the construction of a greater number of new facilities.

The **Historic Preservation Alternative** represents a scenario with fewer impacts to historic resources than the Preliminary Staff Proposal.

The **No Action Alternative** would result in no modernization of existing facilities, nor the construction of any new facilities. District facilities would receive seismic and electronic/internet upgrades and normal maintenance.

### ACTION SPONSOR AND LEAD AGENCY

Seattle School District No. 1  
Administrative and Service Center  
815 Fourth Avenue North  
Seattle, WA 98109

## **RESPONSIBLE OFFICIAL**

John Richmond, Environmental Officer  
Property Management Office  
Seattle School District No. 1  
4141 Fourth Avenue South  
Seattle, WA 98134

## **CONTACT PERSON**

Kathy Johnson, Project Manager, (206) 252-0653  
John Richmond, Environmental Officer, (206) 252-0630

## **PERMITS AND LICENSES REQUIRED OR POTENTIALLY REQUIRED**

Applicable permits will be applied for at a later date when individual projects are proposed.

## **AUTHORS AND PRINCIPAL CONTRIBUTORS**

This supplemental EIS has been prepared under the direction of the Seattle School District No. 1. Research and analysis were provided by:

Adolfson Associates, Inc.  
5309 Shilshole Avenue NW, Suite 200  
Seattle, WA 98107  
(206) 789-9658  
(Project Management, Land Use, Biological Resources, Recreation, Light and Glare)

Caroline Tobin  
4219 Phinney Avenue N.  
Seattle, WA 98103  
(206) 547-9629  
(Historic Resources)

The Transpo Group, Inc.  
11730 – 118<sup>th</sup> Avenue NE, Suite 600  
Kirkland, WA 98034  
(425) 821-3665  
(Transportation)

## **DATE OF DEIS ISSUE**

July 11, 2000

