

2.0 Proposed Action

The Proposed Action is the *Cleveland High School Historic Renovation, Demolition and New Construction Project* (CHS Project). The CHS Project includes activities that are part of Seattle School Districts' *Building Excellence Phase II, Capital Improvement Program* (BEX II) specific to Cleveland High School. The Project also includes demolition and reconstruction of the gymnasium and construction and placement of the new classroom addition.

2.1 Project Proponent

The project proponent for the *Cleveland High School Historic Renovation, Demolition and New Construction Project* (CHS Project) is Seattle School District No. 1.

2.2 Project Location

Cleveland High School is located on Beacon Hill in southeast Seattle (Figure 2-1). The school property is bounded on the east by 15th Avenue S. and on the north by S. Lucile St. The City of Seattle owns greenbelt open space to the south and the Playfield located immediately to the west (Figure 2-2).

2.3 Background of the Proposal

The CHS Project is part of the BEX II construction program approved by voters in February 2001. The program, which continued a previous program (BEX I), will spend \$398 million over six years and covers renovation, new construction or additions at 17 school facilities. Under the BEX I program, which was approved by voters in 1995, projects were completed at 19 school facilities. These programs are based upon the District's Facilities Master Plan (adopted in 1992) and Facilities Master Plan Update (adopted in 1999).

Environmental review for the CHS Project has been conducted as a phased review process under the State Environmental Policy Act (SEPA). Seattle School District No. 1 has published a series of Environmental Impact Statements (EISs) that assess the impacts of and describe mitigation measures for several alternative capital improvement programs under consideration for schools throughout the District. These EISs include:

- Final Environmental Impact Statement, Facilities Master Plan, 1992-2010 (1992);
- Final Supplemental Environmental Impact Statement for Capital Improvement Program, Phase II (1993);
- Supplemental Environmental Impact Statement, Building Excellence Phase II Capital Improvement Program (BEX II) (2000); and

Figure 2-1

Site Location

Figure 2-2 Existing Site Plan

- Final Supplemental Environmental Impact Statement, Building Excellence Phase II Capital Improvement Program (BEX II) (2000).

The Supplemental EIS published in 2000 (Draft and Final) updated background information supplied in the 1992-93 EIS, and provided a programmatic level of environmental analysis for the BEX II projects, including those BEX II components of the CHS Project. The 2000 Supplemental EIS identified general impacts for all proposed school projects in the environmental elements of land use, transportation, biological resources, historic resources, recreation, and light and glare. Public involvement for and during the BEX II SEIS process included a public hearing on July 25, 2000 to receive comments on the Draft SEIS.

The Final Supplemental EIS (2000) provided clarification of the analysis in the Draft SEIS in response to written comments and testimony received; incorporated new information that became available since the Draft SEIS was issued; and responded to specific comments on the Draft SEIS. The Draft and Final SEIS for the BEX II program are adopted for purposes of this environmental review.

This Cleveland High School Supplemental EIS describes the additional Project components of the Proposed Action (demolition and replacement of the gymnasium and placement of the classroom building), and adds information and analysis to the BEX II Draft and Final SEISs (2000) to address the CHS-specific BEX II activities in more detail. This SEIS is not an authorization for an action, nor does it constitute a decision or a recommendation for action. This SEIS will accompany the proposed CHS Project proposal through the City of Seattle’s review processes and will be considered by City officials in making the necessary permitting and approval decisions regarding this proposed development.

Table 2-1 identifies the project components that were previously analyzed in the BEX II Draft and Final SEIS and the new components considered as part of this SEIS.

**Table 2-1
CHS Project Components**

Project Component	Addressed in BEX II SEIS
Renovation of exterior of the 1927 landmark structure	Yes
Demolition of the shop/cafeteria and music/art single-story wings	Yes
Demolition of fisheries (modular) building	Yes
Removal or demolition of 9 other modular structures	Yes
Construction of new classroom addition	Yes ^a
Demolition of the gymnasium and construction of a new gymnasium in the northeast corner of the project site; including removal of portions of the concrete retaining wall and fence along 15 th Avenue S.	No
Landscaping of vegetated bank	No
Notes:	
a. The additional classroom building was included in the BEX II project; however, the location of the building was not specific. In this SEIS, the additional classroom building is analyzed in specific locations.	

2.4 Proposed Project and Alternatives

2.4.1 BEX II Project Components

CHS Project components that were presented and analyzed in the BEX II SEIS include renovation of exterior portions of the 1927 landmark school building, demolition of the music and shop classroom wing, removal of nine modular buildings and one modular aquaculture building, and construction of a new classroom wing. The 85,000 square-foot original T-shape of the historic landmark school and its façade would be retained and renovated.

Also analyzed were maintenance activities and seismic and life safety upgrades to meet regulations. Specific upgrades would include sprinklers, fire alarms, exit doors, accessibility, guardrails and adequate stairwells. Systems that would be replaced or upgraded would include electricity and lighting, power, internet and phone, heating and computer cabling. Security and energy management systems would also be part of the CHS Project. The CHS Project would also involve removing portions of the concrete retaining wall and fence on the east side of the site along 15th Avenue S.

The portions of the main school building that would be demolished as part of renovation include two unreinforced masonry infill buildings that were built circa 1926 and are not part of the landmark designation. The single-story wings to be demolished were built in 1957, are concrete, and are not part of the landmark designation. The 10 modular buildings (including the aquaculture building) that would be removed are located along the west and north perimeters of the school site.

New construction would involve regrading the eastern portion of the site where the retaining wall now stands along 15th Avenue S. Stairways would be constructed that provide pedestrian access to elevated gathering areas to be built adjacent to the renovated landmark building on the north and south sides.

A new three-story classroom building would be built. This three-story building would house the Arts and Humanities School and the Health, Environment, and Life Academy programs.

2.4.2 Additional CHS Project Components

In addition to the CHS Project components discussed above that were analyzed in the BEX II SEIS, the CHS Project would also include relocating the gymnasium and locating the new classroom building. Section 2.5 describes these options and how they are analyzed as alternatives in this SEIS.

2.5 Description of Alternatives Analyzed in this SEIS

2.5.1 No Action Alternative

The No Action Alternative (i.e., no changes at all to the CHS campus) is not analyzed in this SEIS. The BEX II SEIS included a study of the No Action Alternative.

2.5.2 Retain Gymnasium in Place Alternative

Under this alternative, the gymnasium would remain in its current location at the southeast corner of the project site. The infill buildings, the music and shop classroom wing, and the ten modular buildings would be demolished or removed under this alternative (Figure 2-3) as discussed in Section 2.4.1. Parking would remain in the lot at the north end of the site.

The classroom addition would be constructed as four separate classroom buildings, totaling approximately 54,000 sq. ft. Two 3-story buildings would attach to the landmark building on the north and south ends respectively (Figure 2-4), and two 2-story classroom buildings would be constructed where the infill buildings are currently located. The southern 3-story classroom building would connect to both the landmark building and the gymnasium. The school would therefore be several buildings connected as one large structure, as shown in Figure 2-4.

This alternative would also include repair of the existing stairs and ramp on the vegetated slope, and selective tree thinning on the slope to provide better views and to increase safety.

2.5.3 Relocate Gymnasium Alternative (Proposed Project)

The Proposed Project would include demolition, new construction, and improvements to the vegetated slope. Similar to the Retain Gymnasium in Place Alternative, the two infill wings and the music and shop classroom building would be demolished, and the modular buildings would be removed. The Proposed Project would also include the demolition of the gymnasium (Figure 2-5). The gymnasium is currently a concrete, two-story structure built in 1970 that is located at the southeast corner of the project site.

The new two-story gymnasium building would be constructed to the north of the 1927 school, on the corner of 15th Street S. and S. Lucile St. (Figure 2-6). The existing parking lot at this location would be removed, as well as portions of the surrounding retaining wall. Portions of the retaining wall would remain, near the ornamental gate and below the original gymnasium wing along 15th Avenue S.

Figure 2-3 Demolition Plan for Retain Gymnasium in Place Alternative

Figure 2-4 Retain Gymnasium in Place Alternative

Figure 2-5 Demolition Plan for Relocate Gymnasium Alternative (Proposed Project)

Figure 2-6 Relocate Gymnasium Alternative (Proposed Project)

The parking lot area would be graded to reduce the overall height of the gymnasium and allow for on-street access into the gymnasium from 15th Avenue S. The gymnasium building would house a main gymnasium, a central commons, weight training room, boys and girls locker rooms, school security, alumni/volunteer rooms and a production kitchen for the commons. The gymnasium would have a seating capacity of 1,400 and the commons/cafeteria would house approximately 300 students during lunch.

Adjacent to and just below the kitchen level, a loading dock for receiving food and other supplies for the school would be constructed, along with a small 10-stall parking lot that would be associated with the loading dock and custodial staff needs. The proposed two-story gymnasium building would be 42,878 sq. ft. in size, an increase of 10,088 sq. ft. compared to the existing gymnasium.

The new classroom addition would be constructed south of the landmark building, along 15th Avenue S. (Figure 2-6). A 123-stall parking lot would be constructed south of the 1927 landmark building, in the location of the existing gymnasium. Access would be from 15th Avenue S. The parking lot would include approximately 500 lineal feet of drop-off and pick-up area. The Proposed Project would also include two lobby spaces adjacent to the landmark building (north and south of the theatre, respectively), which would serve as vestibules between the outside gathering areas and the theatre, and as support areas for the theatre. The lobby spaces would total 5,032 sq. ft. The renovated theatre would accommodate 526 seats, a decrease of 174 seats compared to the existing theatre.

The renovated school would have the capacity for 1,000 students and 80 staff and volunteers. Capacity at the renovated school would be 53 students fewer than capacity at the existing school (1,053 students). Current enrollment at CHS is 735 students. Historically, CHS has housed as many as 1,241 (during the 1945-1946 school year). CHS would continue to offer four small high schools that each have a thematic focus but share various operations and activities.

In total, the Proposed Project would include approximately 75,267 sq. ft. of building demolition (not counting removal of modular buildings which are 8,600 sq. ft. in total), 74,675 sq. ft. of building renovation and 96,540 sq. ft. of new additions.

Building Height: The maximum height of the proposed gymnasium would be 41 feet. The maximum height of the proposed classroom addition would be 50 feet, approximately 5 feet shorter than the existing landmark building. Both heights measure to the top of the parapets. All parapets would be minimal (i.e., approximately 1 foot), and all mechanical equipment would be enclosed within the buildings.

Architectural Materials: The principal building materials of the proposed gymnasium, classroom building, and lobby spaces would be brick, glass and steel. The gymnasium and classroom building would be steel frame with masonry veneer, with north and south elevations constructed of glass curtain wall assemblies with exposed steel structures, to maximize daylight inside the buildings. Glazing would be installed at major building entries, 20 feet above ground on the gymnasium north elevation, and in the second

story gymnasium weight room. Major building entries would also have exposed steel. The lobby spaces would be primarily glass and steel.

Proposed Landscaping: Nine trees located at the north and south ends of the historic building are in poor condition, are damaging the landmark building, and would be removed. A small amount of other vegetation on the upper portion of the site would also be removed to allow for demolition and construction activities. The project would also include repair of the existing stairs and ramp on the vegetated slope, and selective tree thinning on the vegetated slope to provide better views and increase safety.

Construction: The CHS Project would occur over a two-year period, from approximately June 2005 to July 2007.

2.5.4 Summary Description of Alternatives

Table 2-2 compares the two alternatives to existing conditions at the Project site.

**Table 2-2
Comparison of Alternatives**

	Existing Conditions	Rebuild Gymnasium in Place Alternative	Relocate Gymnasium Alternative (Proposed Project)
Total classroom space (sq. ft.)	21,250 ^a	54,000	47,715
Gymnasium (sq. ft.)	32,790	32,790	42,878
Student Capacity	1,053	1,000	1,000
Building Demolition (sq. ft.)	N/A	42,477	75,267
Parking spaces	117	117	123
Notes:			
a. Includes modular buildings.			

2.6 Alternatives Considered But Not Advanced

2.6.1 Gymnasium Adjacent to Lower Playfield

This alternative would have involved constructing the gymnasium on the lower portion of the project site and the rest of the school building on the upper portion of the site. The alternative was not advanced because the gymnasium's remote location would have an adverse effect on usage and would result in ongoing safety and security issues. Also, there would be no reasonable way to provide ramp accessibility between the buildings on the upper and lower portions of the Project site. Ramping up the vegetated slope would have adverse impacts on the environmentally critical slope, and would be cost prohibitive.

2.6.2 Gymnasium Adjacent to Lower Playfield and Classrooms on Slope Near S. Lucile St.

This alternative would allow elevator access between the gymnasium and classrooms, which would be located on or near the slope. This alternative was not advanced because it would be cost prohibitive.