DRAFT ENVIRONMENTAL CHECKLIST

for the proposed

Magnolia Elementary School Addition Project

prepared by

SEATTLE PUBLIC SCHOOLS

June 2019

EA Engineering, Science, and Technology, Inc., PBC
GeoDesign, Inc.
Heffron Transportation, Inc.

PREFACE

The purpose of this Draft Environmental Checklist is to identify and evaluate probable environmental impacts that could result from the ***Magnolia Elementary School Addition Project*** and to identify measures to mitigate those impacts. The ***Magnolia Elementary School Addition Project*** would involve the development of a two-story, approximately 6,900 sq. ft. addition that would be located to the north of the existing southeast classroom wing; the project also includes an option of a cover for a portion of the existing play area. The potential covered play area would extend from the south portion of the existing gymnasium and provide approximately 3,000 sq. ft. of covered, outdoor play space.

The State Environmental Policy Act (SEPA)[1] requires that all governmental agencies consider the environmental impacts of a proposal before the proposal is decided upon. This Draft Environmental Checklist has been prepared in compliance with the State Environmental Policy Act; the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and the Seattle City Code (25.05), which implements SEPA.

This document is intended to serve as SEPA review for site preparation work, building construction, and operation of the proposed development comprising the ***Magnolia Elementary School Addition Project.*** Analysis associated with the proposed project contained in this Environmental Checklist is based on Schematic Design plans for the project, which are on-file with Seattle Public Schools. While not construction-level detail, the schematic plans accurately represent the eventual size, location and configuration of the proposed project and are considered adequate for analysis and disclosure of environmental impacts.

This Environmental Checklist is organized into three major sections. *Section A* of the Checklist (starting on page 1) provides background information concerning the *Proposed Action* (e.g., purpose, proponent/contact person, project description, project location, etc.). *Section B* (beginning on page 5) contains the analysis of environmental impacts that could result from implementation of the proposed project, based on review of major environmental parameters. This section also identifies possible mitigation measures. *Section C* (page 31) contains the signature of the proponent, confirming the completeness of this Environmental Checklist.

Project-relevant analyses that served as a basis for this Environmental Checklist include: the *Geotechnical Engineering Services Report* (GeoDesign, Inc., 2015)), the *Greenhouse Gas Emissions Worksheet* (EA Engineering, 2019), and the *Transportation Technical Report* (Heffron Transportation, Inc., 2019). These reports are included as appendices to this SEPA Checklist.

[1] Chapter 43.21C. RCW

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PURPOSE

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. The purpose of this checklist is to provide information to help identify impacts from the proposal (and to reduce or avoid impacts, if possible) and to help Seattle Public Schools to make a SEPA threshold determination.

A. BACKGROUND

1. Name of Proposed Project:

Magnolia Elementary School Addition Project

2. Name of Applicant:

Seattle School District No. 1 (Seattle Public Schools)

3. Address and Phone Number of Applicant and Contact Person:

Jeanette Imanishi
Project Manager
Seattle Public Schools
2445 – 3rd Ave. S.
MS 22-332, P.O. Box 34165
Seattle, WA 98124-1165
206-252-0663

4. Date Checklist Prepared

June 21, 2019

5. Agency Requesting Checklist

Seattle School District No. 1
2445 – 3rd Avenue South
MS 22-332, P.O. Box 34165
Seattle, WA 98124-1165

6. Proposed Timing or Schedule (including phasing, if applicable):

The ***Magnolia Elementary School Addition Project*** that is analyzed in this Draft Environmental Checklist involves site preparation work, construction, and operation of the project referred to as the ***Magnolia Elementary School Addition Project***. Site preparation and construction could begin in approximately January 2020 with building occupancy in January 2021. It should be noted that the existing school would remain operational during the construction period.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future plans for further development of the project site are proposed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

- *Geotechnical Engineering Services Report* (GeoDesign, Inc., 2015);
- *Greenhouse Gas Emission Worksheet* (EA Engineering, 2019);
- *Transportation Technical Report* (Heffron Transportation, 2019).

These reports are included as appendices to this 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:

There are no known other applications that are pending approval for the ***Magnolia Elementary School Addition Project*** site.

10. List any government approvals or permits that will be needed for your proposal, if known:

City of Seattle

- *Department of Construction and Inspections*

  Permits/approvals associated with the proposed project, including:
  - Grading/Shoring Permit
  - Building Permit
  - Mechanical Permits
  - Electrical and Fire Alarm Permits
  - Drainage and Side Sewer Permit
  - Comprehensive Drainage Control Plan Approval
  - Drainage Control Plan with Construction Best Management Practices, Erosion and Sediment Control Approval

- *Seattle Department of Transportation (SDOT)*
  - Street Use and Construction Use Permit (temporary – construction related)
  - Street Use and Utility Permit

King County

- Plumbing Permit
- Sewer Treatment Capacity Charge Approval

Puget Sound Clean Air Agency

- Air Quality Permit – Demolition

11. Give a 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.

Existing Site Conditions

The proposed ***Magnolia Elementary School Addition Project*** site is located within Seattle's Magnolia neighborhood (see **Figures 1** and **2**). The school campus is generally bounded by 28th Avenue W to the west, W Smith Street to the north, 27th Avenue W (vacated) and Ella Bailey Park to the east, and W McGraw Street to the south.

The existing two-story Magnolia Elementary School is currently being renovated in preparation for reopening in the fall of 2019[2]. Upon its reopening, the school will include approximately 64,000 sq. ft. of building space with 20 classrooms (including two special education classrooms), an art room, a music room, offices/administrative space, a library, a gymnasium, and a cafeteria. A playground and play areas are located to the east of the existing building. A parking lot with approximately six parking stalls (including two service loading stalls and four accessible stalls) is located to the northeast of the existing building. For the fall of 2019, Magnolia Elementary School would have a capacity for approximately 500 students.

The site of the proposed ***Magnolia Elementary School Addition Project*** is located north of the southeast wing of the existing building and is comprised of a sloped play area with engineered wood fiber surface.

Proposed Project

The proposed ***Magnolia Elementary School Addition Project*** is intended to allow compliance with the McCleary Decision which mandated class size reductions in grades K-3. The proposed project would include a new, approximately 6,900-square foot two-story addition that would be located north of the existing southeast classroom wing (See **Figure 3**). The addition would be funded by a Distressed Schools Grant that was awarded to Seattle Public Schools by the State of Washington in January 2018.

The addition would consist of three new classrooms on each level of the new addition (total of six new classrooms), along with special education rooms (speech pathologist and psychologist), a small group collaboration area, restrooms and circulation areas.

[2] *SEPA Environmental Review for the current renovation of Magnolia Elementary School was completed in 2016.*

The proposed addition would increase the student capacity of the school from an existing capacity of approximately 500 students to a new capacity of approximately 615 students without class size reduction.

The project also includes an option of a cover for a portion of the existing play area on the school campus. The potential covered play area would extend from the south portion of the existing gymnasium and provide approximately 3,000 sq. ft. of covered, outdoor play space.

Vehicle and bus access to the site would continue to remain the same as planned for the reopening in the fall of 2019 and there would be no changes to the existing onsite parking lot (six total parking spaces). Bus loading/unloading would occur along the east side of 28th Avenue W in front of the school building with special education bus loading/unloading on the south side of W Smith Street. Parent vehicle loading/unloading would occur along W Smith Street, as well as along the south portion of 28th Avenue W and/or the north side of W McGraw Street.

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. If a proposal would occur over a range of area, provide the range or boundaries of the site(s).

The proposed ***Magnolia Elementary School Addition Project*** site is located at 2418 28th Avenue W within Seattle's Magnolia neighborhood. The school campus is generally bounded by 28th Avenue W to the west, W Smith Street to the north, 27th Avenue W (vacated) and Ella Bailey Park to the east, and W McGraw Street to the south (see **Figures 1** and **2**). The site of the proposed building addition is located north of the southeast classroom wing of the existing building.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The majority of the ***Magnolia Elementary School Addition Project*** site is relatively level, with its highest point in the central portion of the site at an elevation of approximately 300 feet (above sea level). The site slopes to the east along the eastern edge of the site and to the west along the western edge of the site.

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

According to the City of Seattle's Environmentally Critical Areas (ECA) Maps, a portion of the eastern edge of the site is classified as a steep slope hazard area. The overall gradient the slope along the eastern edge of the site is approximately 40 percent. The slope along the western edge of the site is approximately 40 to 45 percent as well. However, based on review of historical site imagery, the slope location, the consistent grade and location of existing sidewalks across the length of the slope, it is concluded that this slope is an engineered slope that was created during the construction of the school in the early 1920's. As stated in SMC 25.09.180(8) and DPD Client Assistance Memo #3217 (ECA Exemptions and Modifications to Submittal Requirements), steep slope development standards do not apply when developments are located on steep slopes areas created through previous legal grading activities. As a result, based on review of the site and geotechnical investigations, it is anticipated that the existing slopes that meet the City of Seattle steep slope criteria were created as a result of previous legal grading activities and would be exempt (GeoDesign, Inc., 2015).

On April 7, 2016, the Seattle Department of Construction and Inspections (SDCI) agreed with the conclusion that the steep slopes appear to have been created by previous legal grading activities. An Environmentally Critical Areas (ECAs) Steep Slope Variance would not be required for the project, subject to the approval of subsequent building permit applications, for a design that demonstrates that the proposed development will be completely established in accordance with recommendations by the geotechnical engineer and provisions of the Seattle's ECA Code and Grading Code.

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.

Eleven soil borings were conducted on-site as part of the geotechnical report (GeoDesign, Inc., 2015). Subsurface soil conditions are generally similar across the site and were consistent with the mapped geology which indicated that the site is underlain by Advanced Outwash deposits. The outwash deposits are composed of fine to coarse sand with a fine to coarse gravel that has been deposited in streams emanating from advancing ice sheets. Fill is located below the ground surface for the majority of the site and consists of locally derived sand with silt to silty sand similar in composition to the underlying dense glacial advance outwash deposits. The fill varies in thickness across the site, up to approximately 12 feet (see **Appendix A**).

The proposed project site does not contain agricultural land areas of commercial significance.

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

There are no indications or history of unstable soils on the site or adjacent to the site. According to the City of Seattle's Environmentally Critical Areas (ECA) Maps, there are no potential slide areas or liquefaction-prone areas on the site or adjacent to the site (*City of Seattle, 2019*).

e. Describe the purpose, type, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 50 cubic yards of material would be excavated from the site during construction activities and approximately 325 cubic yards of structural fill would be imported to the site. The specific source of fill material is not known at this time but it would be obtained from a source approved by the City of Seattle

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

Temporary erosion is possible in conjunction with any construction activity. Site work would expose soils on the site, but the implementation of a Temporary Erosion Sedimentation Control (TESC) plan that is consistent with City of Seattle standards and the implementation of best management practices (BMPs) during construction would mitigate any potential impacts.

Once the project is operational, no erosion is anticipated.

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

Upon reopening in 2019, approximately 60 percent of the campus would be covered with impervious surfaces, including buildings, paved play areas, walkways, parking areas and other impervious surfaces. The site of the proposed addition is comprised of paved areas, grass and shrubs and paved walkways.

With the completion of the addition project, approximately 64 percent of the campus would be covered with impervious surfaces. New impervious surfaces would primarily consist of the proposed building addition.

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

The proposed project would comply with City of Seattle regulations, including providing a Temporary Erosion and Sedimentation Control (TESC) Plan and Best Management Practices (BMPs). **Appendix B** also provides a summary of Construction BMPs that are typically utilized by Seattle Public Schools during the construction process. The following measures would be implemented during construction to control erosion:

- Provide storm drain inlet protection;
- Route surface water away from work areas;
- Keep staging areas and travel areas clean and free of track-out;
- Cover work areas and stockpiled soils when not in use; and,
- Compete earthwork during dry weather and site conditions, if possible.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, the ***Magnolia Elementary School Addition Project*** could result in temporary increases in localized air emissions associated with particulates and construction-related vehicles. It is anticipated that the primary source of temporary, localized increases in air quality emissions would result from particulates associated with

demolition, on-site excavation and site preparation. While the potential for increased, air quality emissions could occur throughout the construction process, the timeframe of greatest potential impact would be at the outset of the project in conjunction with the site preparation and excavation/grading activities. However, as described above under the Earth discussion, minimal amounts of excavation would be required for the project and air quality emission impacts are not anticipated to be significant.

Temporary, localized emissions associated with carbon monoxide and hydrocarbons would result from diesel and gasoline-powered construction equipment operating on-site, construction traffic accessing the project site, and construction worker traffic. However, emissions from these vehicles and equipment would be small and temporary and are not anticipated to result in a significant impact.

Upon completion of the project, the primary source of emissions would be from vehicles travelling to and from the site. Seattle Public Schools maintains an anti-idling policy for buses which minimizes potential emissions. As a result, significant adverse air quality impacts would not be anticipated.

Another consideration with regard to air quality and climate relates to Greenhouse Gas Emissions (GHG). In order to evaluate climate change impacts of the proposed project relative to the requirements of the City of Seattle, a Greenhouse Gas Emissions Worksheet has been prepared **(Appendix C** of this Environmental Checklist). This Worksheet estimates the emissions from the following sources: embodied emissions; energy-related emissions; and, transportation-related emissions. In total, the estimated lifespan emissions for the proposed project would approximate 7,214 $MTCO_2e$[3]. Based on an assumed building life of 62.5 years,[4] the proposed building addition would be estimated to generate approximately 115 $MTCO_2e$ annually.

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

The primary off-site source of emissions in the site vicinity is vehicle traffic on surrounding roadways, including 28th Avenue W, W Smith Street, and W McGraw Street. There are no known offsite sources of air emissions or odors that may affect the proposed project.

3 $MTCO_2e$ is defined as Metric Ton Carbon Dioxide Equivalent and is a standard measure of amount of CO2 emissions reduced or sequestered.

4 According to the Greenhouse Gas Emissions Worksheet, 62.5 years is the assumed building life for educational buildings.

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

The following measure would be provided to reduce/control air quality impacts during construction:

- Construction activities would be required to comply with Puget Sound Clean Air Agency (PSCAA) regulations, including Regulation I, Section 9.11 (prohibiting the emission of air contaminants that would be injurious to human health) and Regulation I, Section 9.15 (prohibiting the emission of fugitive dust, unless reasonable precautions are employed). Additional mitigation measures to minimize air quality impacts during construction are identified in **Appendix B**.

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 is no surface water body on or in the immediate vicinity of the ***Magnolia Elementary School Addition Project*** site. The nearest surface water body is Elliott Bay, which is located approximately 0.7 mile to the south of the project site (see **Figure 1**).

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.

The proposed project will not require any work over, in, or adjacent (within 200 feet) to any water body.

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.

No fill or dredge material would be placed in or removed from any surface water body as a result of the proposed project.

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

The proposed project would not require any surface water withdrawals or diversions.

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

The proposed project site does not lie within a 100-year floodplain and is not identified as a flood prone area on the City of Seattle Environmentally Critical Areas map (*City of Seattle, 2019)*.

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.**

There would be no discharge of waste materials to surface waters.

b. Ground:

1) **Will ground water be withdrawn, or will water be discharged to ground water? 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.**

No groundwater would be withdrawn or water discharged to ground water as part of the proposed project. A two-inch diameter monitoring well was installed at a depth of 31.5 feet below the ground surface to monitor groundwater levels on the site, subsequent to geotechnical drilling investigations. Groundwater was not encountered in the monitoring well (GeoDesign, Inc., 2015). It is possible that limited zones of perched water could be encountered elsewhere on the site, particularly during wetter months. Construction dewatering may be required during development of the project and could be accomplished with ditches and sumps.

2) **Describe waste material that will be discharged into the ground from septic tanks or other sources; 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 material would not be discharged into the ground from septic tanks or other sources as a result of the proposed project.

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 into other waters? If so, describe.

Upon reopening in 2019, approximately 60 percent of the Magnolia Elementary campus will consist of impervious surfaces, including existing buildings and paved surfaces (parking areas, play areas, walkways, etc.). The site of the proposed addition project on campus is generally comprised of a sloped play area with engineered wood fiber surface. Downspouts and stormwater pipes convey stormwater from the existing building to a bioretention area located north of the project area. An area drain is also located within the project area which discharges to the onsite stormwater system.

As part of the ***Magnolia Elementary School Addition Project***, a portion of the existing stormwater infrastructure will be removed where impacted by the improvements and replaced with new downspouts, conveyance pipe, and area drains. These new stormwater facilities will convey stormwater to a new bioretention planter on the north side of the proposed building expansion. The bioretention planter will provide On-site Stormwater Management for the new and replaced impervious surfaces and will discharge to the onsite stormwater system which eventually connects to the public stormwater system in W McGraw Street.

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

The existing and proposed stormwater management system for the site would continue to ensure that waste materials would not enter ground or surface waters as a result of the proposed project.

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

The proposed project would not alter or otherwise affect drainage patterns in the site vicinity.

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

The following measures would be implemented to control surface, ground and runoff water impacts:

- A Temporary Erosion and Sedimentation Control (TESC) Plan and Best Management Practices (BMPs) would be

implemented during construction to reduce erosion and minimize impacts to water resources.

- Stormwater management for the proposed addition would comply with applicable City requirements, include the City's Stormwater Code (SMC 22.800).

4. Plants

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

X deciduous tree:
X evergreen tree:
X shrubs
X grass
__ pasture
__ crop or grain
__ 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?

No existing trees would be removed from the project site area. Upon completion of the current renovation project in fall 2019, the ***Magnolia Elementary School Addition Project*** site will be comprised of some pervious areas, which would be removed as part of construction for the proposed building addition.

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

No known threatened or endangered species are located on or proximate to the project site.

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

New landscaping would be provided on the site as part of the ***Magnolia Elementary School Addition Project***. New planter bed areas would be located adjacent to the proposed building addition to provide a buffer between the building and the existing courtyard area. Planting in this area would generally consist of evergreen shrubs that would be suitable for the Pacific Northwest climate.

In addition, a bioretention planter area would be provided to the north of the proposed building addition as part of the stormwater management system for the project. Plants within this area would be selected from the SPU GSI recommended list.

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

Noxious weeds or invasive species that could be present in the vicinity of the site include giant hogweed, English Ivy and Himalayan blackberry.

5. Animals

a. Circle (underlined) any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: **songbirds,** hawk, heron, eagle**, other:** **seagulls, pigeons,**
mammals: deer, bear, elk, beaver**, other:** **squirrels, raccoons, rats, mice**
fish: bass, salmon, trout, herring, shellfish**, other:** **None.**

Birds and small mammals tolerant of urban conditions may use and may be present on and near the ***Magnolia Elementary School Addition Project*** site. Mammals likely to be present in the site vicinity include: raccoon, eastern gray squirrel, mouse, rat, and opossum.

Birds common to the area include: European starling, house sparrow, rock dove, American crow, seagull, western gull, Canada goose, American robin, and house finch.

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

The following are listed threatened or endangered species that could affected by development on the site or surrounding vicinity based on data from the U.S. Fish and Wildlife Service: marbled murrelet, streaked horned lark, yellow-billed cuckoo, bull trout, grey wolf and north american wolverine[5]. However, it should be noted that none of these species have been observed at the site and due to the urban location of the site, it is unlikely that these animals are present on or near the site

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

The entire Puget Sound area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America—extending from Alaska to Patagonia. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or travelling to overwintering sites.

[5] U.S. Fish and Wildlife Service. IPaC. https://ecos.fws.gov/ipac/location/index. Accessed May 2019.

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

Existing trees on the site would be retained. New landscaping would be provided adjacent to the proposed building addition, as well as within the bioretention planting area. The project is not anticipated to have a substantial impact on wildlife located in the vicinity of the site.

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

Invasive species known to be located in King County include European starling, house sparrow and eastern gray squirrel.

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.

Electricity and natural gas are the primary source of energy that would serve the proposed ***Magnolia Elementary School Addition Project*** and would generally be utilized for lighting, electronics, and heating.

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

The proposed project would not affect the use of solar energy by adjacent properties.

d. 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:

The proposed project would be required to meet or exceed the requirements of the City of Seattle Energy Code, as well as the Washington Sustainable Schools Protocol. The following features would be provided to conserve energy and minimize energy impacts:

- North-oriented classrooms in the addition to provide optimum daylighting and a reduction in electric lighting.
- Daylight controls to automatically dim lighting in areas adjacent to windows.
- Plug load controllers that automatically switch off 50 percent of the electrical outlets in classrooms and offices to reduce loads from printers, monitors, and desk lamps during off hours.
- Continuous air barrier and air leakage testing during construction to reduce infiltration and energy loss.
- Building ventilation air will be delivered with displacement ventilation which allows the most energy efficient ventilation air

delivery to occupants while also providing a superior indoor air quality for the learning environment.

- 90% Heat Recovery at Air Handling Units
- Lighting design will use no more than 75 percent of the allowable wattage per the City of Seattle Energy Code lighting power density budget.
- The exterior lighting would be designed to result in no light pollution or light trespass.

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.

As with any construction project, accidental spills of hazardous materials from equipment or vehicles could occur; however, a spill prevention plan would minimize the potential of an accidental release of hazardous materials into the environment.

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

No known sources of potential contamination are present on the site

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.

Magnolia Elementary School is currently undergoing a renovation to the existing building and it is anticipated that any hazardous materials that may have been located in the building would have been removed as part of the renovation construction process. In the event that any hazardous materials are still located within the building in the area of the proposed addition, appropriate provisions for removal, disposal and worker safety would be followed during construction.

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.

During construction, gasoline and other petroleum-based products would be used for the operation of construction vehicles and equipment.

During the operation of the school, chemicals that would be used on the site would be limited to cleaning supplies and would be stored in an appropriate and safe location.

4) Describe special emergency services that might be required.

No special emergency services are anticipated to be required as a result of the project. As is typical of urban development, it is possible that normal fire, medical, and other emergency services may, on occasion, be needed from the City of Seattle.

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

A spill prevention plan would be developed and implemented during construction to minimize the potential for an accidental release of hazardous materials into the environment.

If any hazardous materials are still located within the existing building, the construction contractor would comply with applicable regulations and standards for removal and disposal of such material.

b. Noise

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

Traffic noise associated with adjacent roadways (28th Avenue W, W Smith Street, and W McGraw Street) is the primary source of noise in the vicinity of the project site; activity at the adjacent Ella Bailey Park is also a source of noise in the area. Existing noise in the site vicinity is not anticipated to adversely affect the proposed ***Magnolia Elementary School Addition 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 site.

Short-Term Noise

Temporary construction-related noise would occur as a result of on-site construction activities associated with the project. As noted previously, the existing school would remain operational during the construction process and noise from construction activity would be noticeable during the school day. Existing school uses and residential land uses (particularly those to the immediate south of the site) would be the most sensitive noise receptors and could

experience occasional noise-related impacts throughout the construction process. Pursuant to Seattle's Noise Code (SMC, Chapter 25.08), maximum sound levels in residential communities shall not exceed 55 dBA. However, construction activities are allowed to exceed the maximum noise levels between 7 AM and 7 PM on weekdays and 9 AM to 7 PM on weekends. The proposed project would comply with provisions of Seattle's Noise Code (SMC, Chapter 25.08) as it relates to construction-related noise to reduce noise impacts during construction.

Long-Term Noise

The proposed ***Magnolia Elementary School Addition Project*** and associated increase in student capacity would likely result in a potential minor increase in noise from human voices and vehicles travelling to and from the site, particularly during the school day and during student drop-off and pickup. The potential increase in noise is anticipated to be minor and would not extend beyond 10 PM. As a result, no significant noise impacts would be anticipated.

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

The following measures would be provided to reduce noise impacts:

- As noted, the project would comply with provisions of the City's Noise Ordinance (SMC 25.08); specifically: construction hours would be limited to standard construction hours (non-holiday) from 7 AM to 7 PM and Saturdays and Sundays from 9 AM to 7 PM.

8. Land and Shoreline Use

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 Magnolia Elementary school campus is comprised of the existing two-story building which is located on the west side of the campus and extends along portions of the north and south areas of the campus (see **Figure 2** for an aerial photo of the site). As noted previously, the existing building is currently being renovated and is due to open in the fall of 2019. An existing surface parking lot will be located in the northeast corner of the campus. Existing open space and playground areas will be located in the central and southeast portions of the campus.

The site of the proposed ***Magnolia Elementary School Addition Project*** is located adjacent to the southeast portion of the existing building. The site is currently comprised of paved areas, grass and

shrubs (see **Figure 2** for an aerial photo of the site and **Figure 3** for the site plan of the project).

Adjacent land uses north, south and west of the project site are generally comprised of one- to three-story single family residences. Land uses to the east of the site include Ella Bailey Park and single family residences.

The site would continue to be utilized as a school and would not be anticipated to affect current land uses on adjacent properties.

b. Has the 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?

The project site has no recent history of use as a working farmland or forest land.

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:

The project site is located in an urban area and would not affect or be affected by working farm or forest land; no working farm or forest land is located in the vicinity of this urban site.

c. Describe any structures on the site.

Magnolia Elementary School is currently being renovated and would contain approximately 64,000 sq. ft. of building space upon completion in fall 2019. The two-story building will include classrooms, a library, administrative and support space, and a gymnasium. The school would remain operational during the development of the proposed addition.

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

No structures would be demolished as a result of the proposed project.

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

The site is currently zoned as Single-Family Residential (SF 5000). Public schools are a permitted use in the SF 5000 zone.

The surrounding areas to the north, south, east and west, are also currently zoned as Single-Family Residential (SF 5000).

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

The current comprehensive plan designation for the site is Single Family Residential (*City of Seattle, 2018*).

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

The project site is not located within the City's designated shoreline boundary.

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

As noted in Section 1b, a portion of the eastern edge of the site is classified as a steep slope hazard area by the City of Seattle's environmental critical areas GIS database. The overall gradient of the slope along the eastern edge of the site is approximately 40 percent. The slope along the western edge of the site is approximately 40 to 45 percent as well. However, based on review of historical site imagery, the slope location, the consistent grade and location of existing sidewalks across the length of the slope, it is concluded that this slope is an engineered slope that was created during the construction of the school. As stated in SMC 25.09.180(8) and *DPD Client Assistance Memo #3217 (ECA Exemptions and Modifications to Submittal Requirements)*, steep slope development standards do not apply when developments are located on steep slopes areas created through previous legal grading activities. As a result, based on review of the site and geotechnical investigations, it is anticipated that the existing slopes that meet the City of Seattle steep slope criteria were created as a result of previous legal grading activities and would be exempt (GeoDesign, Inc., 2015). In April 2016, SDCI agreed with the conclusion that the steep slopes appear to have been created by previous legal grading activities and that an Environmentally Critical Areas (ECAs) Steep Slope Variance would not be required.

No other environmentally critical areas are located on or adjacent to the project site (*City of Seattle, 2019*).

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

The proposed ***Magnolia Elementary School Addition Project*** would not provide any residential opportunities. Development of the project would create new classroom space that would increase the student capacity for the school to approximately 615 students (current capacity is approximately 500 students).

It is anticipated that the proposed addition would also provide space for up to approximately 13 new employees at the school.

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

The proposed project would not displace any people.

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

No displacement impacts would occur and no mitigation measures are necessary.

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

The proposed project is compatible with existing land uses and plans.

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

The project site is not located near agricultural or forest lands and no mitigation measures are necessary.

9. Housing

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

No housing units would be provided as part of the ***Magnolia Elementary School Addition Project***.

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

No housing presently exists on the site and none would be eliminated.

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

No housing impacts would occur and no mitigation would be necessary.

10. Aesthetics

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

The height of the existing two-story school is approximately 32 feet tall at its tallest point at the southeast portion of the building. The proposed addition would be two stories tall and would match the existing height of the building.

The exterior building materials for the proposed ***Magnolia Elementary School Addition Project*** would be intended to match as closely as possible to the existing building materials. The new building addition would be clad in fiber cement siding to match the recent renovation/addition, and as much material as possible would be reused from the existing building. The lower portion of the exterior would be clad in concrete up to the lower sill height. The remainder of the façade would be aluminum curtain wall and storefront to match the recent renovation/addition, with the goal of reusing as much material as possible from the existing building.

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

Views of the site would generally remain similar to the existing conditions and would be reflective of the existing school uses on the site. The proposed addition would increase the amount of building area on the site, but as noted above, it would be the same height as the existing building. Proposed building materials would also be selected to closely match the existing building. Views of the proposed addition would be minimal from the surrounding area as the addition is located internal to the site on the north side of the southeast portion of the existing building (see **Figure 3** for a site plan).

The City's public view protection policies are intended to "protect public views of significant natural and human-made features: Mount Rainier, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places consisting of specified viewpoints, parks, scenic routes, and view corridors identified in Attachment 1" to the SEPA code[6]. The adjacent Ella Bailey Park[7]

6 Seattle Municipal Code Chap. 25.05.675 P.2.a.i. and the accompanying *Seattle Views: An Inventory of 86 Public View Sites Protected under SEPA (May 2002)* document.

7 Seattle Municipal Code 25.05.675 P.2.a.i.and the accompanying *Seattle Views: An Inventory of 86 Public View Sites Protected under SEPA (May 2002)* document, identify the Magnolia Elementary School Playground as a protected viewpoint. However, the address of the viewpoint, location map, and view images/description within the *Seattle Views* document identify the site as the current Ella Bailey Park (immediately east of Magnolia Elementary School) which was once a former play area for Magnolia Elementary School but was since developed into a public park in 2007.

(immediately east of the project site) is designated as a public viewpoint by the City of Seattle. Views from this park include panoramic views to the east and southeast of the Downtown Seattle skyline, Puget Sound/Elliott Bay, the Cascade Mountains and Mount Rainier. Development of the proposed building addition would occur to the west of this public viewpoint and would not impact views from this location.

View protection from City-designated Scenic Routes is also encouraged[8] but there are no scenic routes in the vicinity of the site.

Views of designated historic structures are also a consideration[9]. Magnolia Elementary School itself is designated as a historic landmark by the City of Seattle. The proposed project would modify a portion the southeastern side of the building; however, views of the addition would be minimal from the surrounding area since it is located internal to the site. Views from the second floor of the eastern portion of the building (towards the Downtown Seattle skyline, Elliott Bay and the Cascade Mountains) would be maintained with the proposed project. In addition, the primary western façade of the building, for which the building is commonly known for, would remain the same. As result, significant view impacts of the building would not be anticipated.

There are no designated views of the Space Needle on or adjacent to the project site[10].

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

No significant impacts are anticipated with regard to aesthetic impacts and no measures are proposed.

11. Light and Glare

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

Short-Term Light and Glare

At times during the construction process, area lighting of the job site (to meet safety requirements) may be necessary, which would be noticeable proximate to the project site. In general, however, light and glare from construction of the proposed project are not anticipated to adversely affect adjacent land uses.

[8] Ord. #97025 (Scenic Routes Identified by the Seattle Engineering Department's Traffic Division) and Ord. #114057 (Seattle Mayor's Recommended Open Space Policies).

[9] Seattle Municipal Code Chapter 25.05.675 P.2.b.i.

[10] Seattle Municipal Code Chap. 25.05.675 P. and Seattle DCLU, 2001

Long-Term Light and Glare

Under the proposed ***Magnolia Elementary School Addition Project***, there would be an increase in light and glare with the proposed building addition; however, light and glare on the site would remain similar to the existing conditions and would primarily consist of interior and exterior building lighting, as well as lights from vehicles travelling to and from the site. Exterior building lighting would be designed to focus light on the site and minimize impacts to adjacent properties.

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

Light and glare associated with the proposed project would not be expected to cause a safety hazard or interfere with views.

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

No off-site sources of light or glare are anticipated to affect the proposed project.

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

Interior and exterior building lighting would be programmed as part of the building facilities system to limit the amount of light utilized when the building is not in use. Evening activities/events currently occur periodically during the school year and increase light during the evening on those days; however, the number of evening events is not anticipated to change with the proposed addition and the amount of light would not be anticipated to result in a significant impact.

12. Recreation

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

Upon completion of the current renovation of Magnolia Elementary School, the campus will include recreation areas in the central and southeast portions of the campus, including paved open play space areas and playground/play structure area.

There are several additional parks in the vicinity (approximately 0.5 miles) of the project site, including:

- Ella Bailey Park is located immediately to the east of the site;
- West Magnolia Playfield is located approximately 0.25 miles to the west of the site;

- Bayview Playground is located approximately 0.25 miles to the northeast of the site; and,
- Magnolia Park is located approximately 0.40 miles to the southwest of the site.

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

The project would not displace any existing recreational uses.

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

The proposed project would include an option to add a cover to a portion of the existing play area to the south of the gymnasium building. The covered play area would provide approximately 3,000 sq. ft. of covered play space for students which would allow for more usable outdoor play space during rainy days or other inclement weather periods.

No impacts to recreation would occur and no mitigation is necessary.

13. Historic and Cultural Preservation

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.

In October 2015, the City of Seattle Landmarks Preservation Board approved the designation of Magnolia Elementary School as a Seattle Landmark, based upon satisfaction of the standards for designation outlined in SMC 25.12.350. The original building was constructed in 1927 and consisted of a two-story, concrete and brick structure. In 1931, a two-story addition to the north side of the original building was constructed to add new classroom space, a meeting room (multi-purpose space), platform and kitchen for the school. A two-story south addition to the original building was constructed in 1940 to provide additional classrooms, as well as an art room and science room. In 1969, a one-story addition was constructed to extend the 1931 addition and create space for a Learning Resources Center.

According to the Washington State Department Archaeology and Historic Preservation's (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISAARD), the closest listed structure is the Magnolia Public Library which is located approximately 0.5-mile northwest of the project site and is listed on the Washington Heritage Register (WHR) and the National Register of

Historic Places (NRHP). The Admirals House – 13th Naval District is also located approximately 0.5-mile to the southeast of the project site and is listed on the WHR and NRHP.

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 site is not located within an area that is designated as the Government Meander Line Buffer area in the City of Seattle and only properties located within that area are required to prepare an archaeological investigation as part of the SEPA and MUP processes. A review of Washington Information System for Architectural and Archaeological Records Data (WISAARD) indicates that the site and surrounding areas are considered a high potential for archaeological resources based on the WISAARD predictive model.

A cultural resources assessment was completed for the school campus (*SWCA, 2016*) and included an analysis of the natural and cultural setting, a discussion of previous cultural resource investigations in the site vicinity, and an on-site investigation and exploration. Background research indicated that three archaeological sites have been recorded within a one mile radius of the site. Onsite investigations were conducted on the project site, including a total of five shovel probes were excavated as part of the cultural resources investigation. No significant historic or pre-contact archaeological material was encountered on the surface or in the shovel probes. In most probes, fine to coarse sandy fill with some silt and gravel was identified. The fill extends to at least 90 cm (approx. 35 inches) below the surface across the project site, and likely deeper in many areas. As a result, it is anticipated that there is a low potential for encountering archaeological materials in uninvestigated portions of the project site and no further archaeological assessments are recommended at this time (*SWCA, 2016*).

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.

As described above, Magnolia Elementary School was designated as a Seattle Landmark in 2015; the Landmark Nomination Report and Landmark Designation Report were utilized as part of the historic and cultural resources assessment for the project. The DAHP website and WISAARD were also consulted to identify any potential historic or

cultural sites in the surrounding area, as well as the potential for encountering archaeological resources in the area.

In addition, a cultural resources assessment was completed for the school site (*SWCA, 2016*). The assessment included a review of existing documentation on the natural, cultural and historic setting of the site and surrounding area; a review of previous studies that were conducted in the project area; on-site surface and sub-surface investigations/excavations.

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.

Although no impacts to historic or cultural resources are anticipated with the proposed project, the following measure would be implemented to minimize impacts from a potential inadvertent discovery of cultural resources:

- Although archaeological resources are not anticipated on the site, it is possible that undiscovered pre-contact or historic cultural material could be present within the project area. In the event of an inadvertent discovery, King County, the Washington State Department of Archaeology and Historic Preservation (DAHP) and affected Tribes (including the Duwamish) would be contacted.

14. Transportation

A Transportation Technical Report for the ***Magnolia Elementary School Addition Project*** was prepared by Heffron Transportation, Inc. (*Heffron Transportation, 2019*). Information from the technical report is summarized in this section. See **Appendix D** for the full technical report.

a. Identify public streets and highways serving the site or affected geographic area and describe the proposed access to the existing street system. Show on site plans, if any.

Magnolia Elementary School is located at 2418 – 28th Avenue W in the Magnolia neighborhood of Seattle. The site is bounded by 28th Avenue W to the west, W Smith Street to the north, W McGraw Street to the south, and (vacated) 27th Avenue W and Ella Bailey Park to the east. Site development as part of the current renovation includes on-site parking for six vehicles including two service stalls at a new service loading area and four accessible parking stalls in the northeast corner of the site. Access would occur from a driveway on W Smith Street.

No changes to site access or parking are proposed.

b. Is site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

King County Metro Transit (Metro) provides bus service in the vicinity of the Magnolia Elementary School site. The closest bus stops are located on 28th Avenue W just south of W McGraw Street. The northbound stop is about 250 feet south of the site; the southbound stop is about 420 feet south of the site. These stops are served by Metro Route 24 which provides all-day service seven days per week between the Magnolia neighborhoods and Downtown Seattle. The route operates from about 5:15 a.m. to 12:15 a.m. with headways (time between consecutive buses) of about 30 minutes.

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

No additions or eliminations of on-site parking spaces is proposed. School-day parking demand may increase by approximately 11 to 15 vehicles with the project and there would be adequate onsite and on-street parking supply to accommodate the demand.

Added enrollment could also increase event-related demand at the school during evening events. However, due to the relative infrequency of large events and proportionally small project-related increase in demand, the event-related parking impacts would not be considered significant (see **Appendix D**).

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).

The proposal would not require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities.

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

The project would not use or occur in the immediate vicinity of water, rail, or air transportation.

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?

The traffic analysis conducted for this SEPA Checklist reflected conditions with the classroom addition and associated increased enrollment capacity up to 615 students, an increase of 115 students compared to the capacity evaluated for the school's re-opening (500 students). Based on daily trip generation rates published for elementary schools by the Institute of Transportation Engineers, the proposed addition at Magnolia Elementary School is expected to generate a net increase of about 220 trips per day (110 in, 110 out). The peak traffic volumes are expected to occur in the morning just before classes begin (between 7:00 and 8:00 a.m.) and in the afternoon around dismissal (between 1:45 and 2:45 p.m.).

The number of school-bus and delivery trips that would occur at the site is not expected to change with the classroom addition.

For more information about the anticipated school traffic generation, refer to **Appendix D**.

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.

There are no agricultural or forest product uses in the immediate site vicinity and the project would not interfere with, affect or be affected by the movement of agricultural or forest products.

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

The school would be open and operating during construction of the proposed building addition, which is planned to start in January 2020, and end in January 2021 when the proposed addition is planned to be ready for occupancy. The construction effort would include a small amount of earthwork that would consist of excavation and fill for foundations and grading. It is estimated to require removal of about 50 cubic yards (cy) of material from the site and import of about 325 cy of fill for a total transport amount of about 375 cy. Assuming an average of 20-cubic yards per truck (truck/trailer combination), the excavation and fill would generate about 20 truckloads (20 trucks in and 20 trucks out). The earthwork activities are likely to occur over an eight-week

period in January and February of 2020. Even if all earthwork were compressed into one week, it would correspond to about eight truck trips per day (four in, four out) and one truck trip per hour during the earthwork transport. This volume of truck traffic may be noticeable to residents living near the construction access point, but would not result in significant impacts to traffic operations in the site vicinity.

The construction of the project would also generate employee and equipment trips to and from the site. It is anticipated that construction workers would arrive at the construction site before the AM peak traffic period on local area streets and depart the site prior to the PM peak period; construction work shifts for schools are usually from 7:00 a.m. to 3:30 p.m., with workers arriving between 6:30 and 6:45 a.m., but work not starting until 7:00 a.m. Generally, it is preferred that construction employee arrival and departures as well as transport and delivery of materials for construction not occur during student arrival or dismissal times to avoid conflicts. The number of workers at the project site at any one time would vary depending upon the construction element being implemented.

The proposed new classroom addition would be constructed on the southern portion of the site with construction access occurring from W McGraw Street as currently occurs for construction associated with the re-opening. The curb-side frontage on W McGraw Street may be unavailable during construction. The school-bus load/unload zones and automobile load zones along 28th Avenue W and W Smith Street would remain and are not expected to be affected by construction.

During construction, pedestrians (including students) would be routed around or directed to avoid construction area using temporary walkways, fencing, and signage. Movements around the southern portion of the campus would likely be partially restricted.

Based on the above findings, the following measure is included as part of the proposal to reduce the traffic and parking impacts associated with the ***Magnolia Elementary School Addition Project***.

- **Construction Transportation Management Plan (CTMP):** The District will require the selected contractor to develop a CTMP that addresses traffic and pedestrian control during construction of the classroom addition. It would define truck routes, lane closures, walkway closures, and parking or load/unload area disruptions, as necessary. To the extent possible, the CTMP would direct trucks along the shortest route to arterials and away from residential streets to avoid unnecessary conflicts with resident and pedestrian activity. To the extent possible, truck movements (including earthwork transport and deliveries of materials to the site) would not occur during morning arrival or afternoon dismissal periods for the school. The CTMP may also include measures to keep adjacent streets clean on a daily basis at the truck exit points (such as

street sweeping or on-site truck wheel cleaning) to reduce tracking dirt offsite.

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.

While the ***Magnolia Elementary School Addition Project*** would add student capacity to the school, it is not anticipated to generate a significant increase in the need for public services. To the extent that emergency service providers have planned for gradual increases in service demands, no significant impacts are anticipated.

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

The increase in capacity of the school and number of students on the site may result in incrementally greater demand for emergency services; however, it is anticipated that adequate service capacity is available within the Magnolia area to preclude the need for additional public facilities/services.

16. Utilities

a. Circle utilities currently available at the site: <u>electricity</u>, <u>natural gas</u>, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, septic system, other.

All utilities are currently available at the site, including cable/internet services.

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 immediate vicinity that might be needed.

Electrical (Seattle City Light), natural gas (Puget Sound Energy) and telephone/internet would continue to be provided to the school and Seattle Public Schools would coordinate with each purveyor regarding service for the proposed addition.

Water service, sewer service and stormwater are provided by Seattle Public Utilities. Water and sewer service connections for the ***Magnolia Elementary School Addition Project*** would be provided through internal connections within the existing building. Connections to the existing stormwater system would also be required for the proposed stormwater management facilities.

C. SIGNATURES

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature:

Name of Signee:

JEANETTE IMANISHI

Position and Agency/Organization:

PROJECT MANAGER, SEATTLE PUBLIC SCHOOLS

Date:

JUNE 21, 2019

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