



West Seattle High School, Athletic Field Improvement Project

Draft SEPA Checklist

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The West Seattle High School Athletic Field Improvement Project Draft State Environmental Policy Act (SEPA) Checklist, is one such document which contains complex material that is not accessible, specifically the attached figures and appendices, which support the accessible

content of the checklist. The following is a brief description of what is contained in the figures and appendices:

- **Figure 1, West Seattle High School Vicinity, Seattle, Washington**
Figure 1 is an aerial photograph of the Jane Addams Middle School site and its surrounding neighborhood to within an approximately three-block radius. The athletic field for which the improvements are proposed is outlined in red.
- **Figure 2, Site Plan – West Seattle High School, Seattle, Washington**
Figure 2 is a close-up aerial view of the athletic field showing where the proposed improvements will be installed. This shows the locations of the batting cages and the new synthetic turf field.
- **Appendix A: Traffic Impact Analysis**
Appendix A consists of a report titled, “West Seattle High School – Batting Cage & Exercise Area – SEPA Checklist – Transportation Element” prepared by Heffron Transportation, Inc. dated May 4, 2020. The report provides a project description; background conditions related to the transportation network, traffic volumes, level of services, parking, traffic safety, transit facilities and non-motorized facilities. The report addresses impacts of the proposed lighting project on the same and concludes with a summary and recommendations. Attached to the end of the report, there is Figure 1, which shows the Proposed Site Plan.

This concludes the SEPA checklist.

**West Seattle High School
Athletic Field
Improvement Project**
SEPA Checklist

DRAFT

June 2020

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Figure 1. Project Area and Vicinity

Figure 2. Site Plan

APPENDIX A:..... **TRANSPORTATION TECHNICAL REPORT**

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Name of the proposed project, if applicable:**
West Seattle High School Athletic Field Improvements Project
2. **Name of Applicant:**
Seattle Public Schools (SPS)
3. **Address and phone number of applicant and contact person:**
Conrad Plyler
Seattle Public Schools
2445 3rd Ave S
Seattle, WA 98134
206-252-0662
4. **Date checklist prepared:**
June 2020
5. **Agency requesting checklist:**
Seattle Public Schools (SPS)
6. **Proposed timing or schedule (including phasing, if applicable):**
Construction is scheduled to be complete by February 2021.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
There are no future additions, expansions or further activities related to or connected to this proposal.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
Building Excellence Phase V Program Final Programmatic Environmental Impact Statement, ESA, June 2018
West Seattle High School Athletic Field Improvements Project, Cultural Resources Assessment, Seattle, King County, WA, ESA, January 2020
Draft Technical Memorandum: West Seattle High School – Batting Cage & Exercise Area, Heffron, December 2019
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 other applications known to be pending for the subject property.

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

Permits and approvals that will be needed for the project include:

- Grading
- Building/Mechanical
- Stormwater Control

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

SPS is proposing to add a batting cage and conduct other field improvements at West Seattle High School. The proposal includes improvements to the existing south field area located at the northwest corner of the SW Hanford Street / 42nd Avenue SW intersection, south of the school. The field improvements would be used by high school sports teams as well as PE students. The project would convert the existing natural grass athletic field to a new synthetic turf field constructed with natural cork and sand infill. This would involve excavation to 1-foot and installation of a drainage system. A pre-fabricated batting cage with roof would be installed with 3 batting stations on the west side of the field. The batting cage structure would be approximately 3,900 square feet, consisting of roughly 78 feet long by 50 feet wide by 17 feet tall. The batting cage would be for school use only and would be locked at 10 p.m. during the school year. The new facilities are not expected to be used for Seattle Parks' activities nor by the general public. It would have lighting inside the batting cage during use and 24-hour exterior security lighting. The field would not be lighted. There would be no changes to parking and access.

The athletic field improvements are funded by the BEX V Capital Levy.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project site is located at 3000 California Ave SW, in Seattle, Washington, 98116 (Section 11, Township 24 North, Range 3 East) as shown on Figure 1. The project site is located immediately south of Hiawatha Playfield and Community Center in the West Seattle neighborhood. The site is located on King County Parcel 8702100050. The legal description of the site is "TULLS 2ND ADD TO W S "PARCEL A" SEATTLE LOT BOUNDARY

ADJUST NO 2401073 REC NO 20050316 900014 BEING A POR OF SW 1/4 OF SE 1/4 STR 11-24-03.”

Figure 1 shows the project area and vicinity. Figure 2 shows the site plan.

B. ENVIRONMENTAL ELEMENTS

1. Earth

A geotechnical investigation was performed at the project site by Krazan & Associates in October 2019 (Krazan & Associates, 2019). The work included reviewing existing geologic literature for the property, conducting 2 soil borings on the project site, and performing geologic studies to assess subsurface sediments and shallow groundwater on the project site. Information from this report is summarized in this section and incorporated throughout the SEPA Checklist, as appropriate.

a. **General description of the site (underline):**

Flat, rolling, hilly, steep slopes, mountainous, other _____

The site is characterized by generally very gentle sloping to flat topography and was graded to its current configuration during previous site development. The topography within the vicinity of the proposed addition is generally flat to very gently sloping down to the west and east.

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

The site is flat and no slopes on the site meet applicable definitions as Steep Slope areas according to Seattle Municipal Code (SMC) Section 25.09.020.

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.**

Soil explorations generally encountered native soils primarily consisting of very dense silty sand with gravel to a depth of about 5.0 feet, underlain by medium dense to dense sand to the depths explored. The soil in the site vicinity consists of Urban Land – Alderwood complex soils (0 to 5 percent slopes) (Krazan & Associates, 2020).

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

There are no potential slides, known slides, or liquefaction areas mapped by the City of Seattle on or near the project site (City of Seattle, 2019).

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

Approximately 700 cubic yards would be excavated. Approximately 700 cubic yards of clean fill would be required and 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.**

Construction activities could cause temporary erosion on the site. Erosion potential would be reduced through an erosion control plan consistent with City of Seattle standards (SMC 22.800) and implementation of best management practices (BMPs). BMPs could include installation of a rock construction entrance, catch basin filters, interceptor swales, hay bales, sediment traps, and other appropriate cover measures.

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

The school parcel is approximately 72% impervious surface. The athletic field project area is currently a natural grass field. The proposed project would cover the project area with synthetic turf constructed with natural cork and sand infill and permeable aggregate under the field and the impervious pavement in the batting cage. After completion of the project, impervious surface coverage of the school parcel would be approximately 77%. Per the City's 2016 Stormwater Manual, under-drained natural or synthetic fields are considered to be pollution-generating hard surfaces and are modeled as 100% impervious.

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

The project will require enhanced water quality treatment in accordance with Seattle Municipal Code. Temporary erosion and sedimentation control BMPs and construction water quality treatment measures would be installed to minimize erosion and to treat stormwater runoff during construction. BMPs specific to the site and project would be specified by SPS in the construction contract documents that the construction contractor would be required to implement.

2. Air

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

During construction, there would be a small increase in exhaust emissions from construction vehicles and equipment and a temporary increase in fugitive dust

due to earthwork for the project. Construction employee and equipment traffic to and from the site would also generate minor increases in exhaust emissions.

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

There are no off-site sources of emissions or odors that would affect the proposed project.

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

To reduce fugitive dust emissions from construction vehicles leaving the site, the contractor may be required to establish dust control measures as appropriate.

3. Water

a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies on or in the immediate vicinity of the site. The National Wetland Inventory (USFWS, 2019) shows a stream starting approximately 1,000 feet northeast of the new batting cage. City of Seattle (2019) does not show a stream in this location but has a wetland mapped further to the north. Several blocks of developed parcels are located between West Seattle High School and the mapped stream. The proposed project would have no impact on this stream or wetland.

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 project would not require any work over, in, or adjacent to any surface water bodies.

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.

The proposed project would not require any work in or near surface water, and it would not place any amount of fill or dredge material in surface waters or associated wetlands.

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 proposal is not located within a 100-year floodplain.

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.**

The project would not involve the discharge of waste materials to any surface waters. All waste materials from the project, including grading spoils and demolition debris, would be transported off-site to appropriate disposal facilities.

b. Ground Water:

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

No groundwater would be withdrawn as part of the project and no water would be discharged to groundwater. The geotechnical subsurface exploration did not encounter groundwater. However, perched groundwater could develop at the project site. Perched groundwater occurs when surface water infiltrates through less dense, more permeable soils and accumulates on top of a relatively low permeability soil layer. Perched water tends to vary spatially and is usually dependent upon the amount of rainfall (Krazan & Associates, 2019).

Excavation is anticipated to be approximately 1-foot and thus groundwater would not likely be encountered during construction.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material would be discharged into the ground. The project would not utilize septic tanks.

c. Water Runoff (including stormwater)

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The new athletic field would generate additional stormwater due to its increased size and less-pervious nature. Stormwater generated from the field will be routed into an on-site water quality treatment system before entering the City's existing storm drainage system. The project will comply with all City and state code requirements for stormwater discharge.

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

It is unlikely that sediment generated during field construction could leave the site with the implementation of construction best management practices. The proposed synthetic turf field will be constructed with natural cork and sand infill. Once the field and batting cage are constructed, the surrounding area would be restored to existing conditions.

Measures to control contamination entering the stormwater system are discussed below in Section 3.d.

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

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

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

The project is required to implement on-site Stormwater Management to the extent feasible as it includes more than 1,500 square feet (SF) of new plus replaced hard surface. Additionally, the project will require enhanced water quality treatment. The project will comply with

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

Vegetation on the site is limited to grass and landscaping trees associated with the school and its field.

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

No trees or shrubs would be removed or impacted during construction. Existing lawn grass would be replaced with synthetic turf.

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

No threatened or endangered plant species or critical habitat are known to be on or near the site (WDFW, 2019; WDNR, 2019).

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

Existing trees nearby would be protected if needed using tree protection measures including, but not limited to, use of tree protection fences. There would be no landscaping.

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

Tansy Ragwort (*Jacobaea vulgaris*) is mapped on the school property (King County, 2019). Tansy Ragwort is a regulated Class B noxious weed. Appropriate precautions will be taken to avoid the spread of this plant.

5. Animals

- a. **List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**

Animals observed on the site are restricted to typical urban animals and birds.

Fish: not applicable

Amphibians: none known

Reptiles: none known

Birds: species adapted to urban areas such as gulls, American crow, rock pigeon, chickadee, robin, Steller's jay.

Mammals: species adapted to urban areas such as Norway rat, raccoon, opossum

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

The Washington State Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) database lists all known occurrences of threatened or endangered species and critical habitat. The database shows there are no threatened or endangered species or critical habitat in the project area (WDFW, 2019).

A biodiversity area and corridor is mapped approximately 500 feet to the north east of the school site, and approximately 1,000 feet from the athletic field.

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

The project site is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends from Alaska south to Mexico and South America. No portion of the proposed project would interfere with or alter the Pacific Flyway.

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

The proposed project is not expected to result in any impacts to wildlife or wildlife habitat. The athletic field area does not provide quality habitat for wildlife: shrub and vegetated areas of the site are isolated habitat patches within a larger matrix of residential buildings, pavement, and cleared areas at the existing school and surrounding residential neighborhoods. These small vegetated areas do not provide a contiguous connection to other habitat areas and do not function as a wildlife corridor. Wildlife using the site and surrounding areas are accustomed to ambient urban lighting from the surrounding residences, street lights, and the existing school. Wildlife using the site and surrounding area are also accustomed to current noise levels from surrounding residence and the existing school, making it unlikely that noise from the proposed batting cages and field would present an issue. Wildlife could temporarily avoid the area while the field and batting cages are in use.

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

Invasive animal species likely to be in the area include rats and opossums, typical of an urban area.

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 would be required to operate the new lighting for the batting cage.

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

The new batting cage would not block the use of solar energy by adjacent properties. No other aspect of the project would interfere with solar energy use by others.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Energy conservation features would include those required to meet or exceed the requirements of the Washington Sustainable Schools Protocol, which is equivalent to LEED Silver or better, and the Seattle Energy Code. Energy needs of the project are limited to lighting and light emitting diode (LED) lighting and plug load controls would be used.

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.**

Accidental spills of hazardous materials from equipment and vehicles could occur during construction. However, a spill prevention and control plan would be developed to prevent the accidental release of contaminants into the environment.

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

According to the Department of Ecology Facility/Site(s) database, no known contaminated sites are located on the West Seattle High School site. The school facility is mapped as a Hazardous Waste Generator (Ecology, 2019).

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.**

No hazardous chemicals or conditions are expected to affect the project development and design because changes would only be made to an exterior athletic field and no underground utilities are expected to be encountered. The contractor would coordinate with utility purveyors to locate all existing utilities prior to proceeding with construction activity.

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.**

Chemicals stored and used during construction would be limited to gasoline and other petroleum-based products required for maintenance and operation of construction equipment and vehicles.

4. **Describe special emergency services that might be required.**

No special emergency services would be required.

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

Site-specific pollution prevention plans and spill prevention and control plans would be developed to prevent or minimize impacts from hazardous materials.

b. Noise

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

There are no existing sources of noise in the area that would adversely affect the proposal. West Seattle High School is located along California Ave SW which is an arterial street in the neighborhood, that generates traffic noise.

2. **What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Vehicle and equipment operation during construction could cause noise impacts to nearby residents. Construction hours and noise levels would comply with the City of Seattle noise standards.

Maximum permissible sound levels in residential communities are not to exceed 55 A-weighted decibels (dB(A)s). However, construction

activities are permitted to exceed the established maximum level by 25 dB(A) by the Seattle Noise Control Ordinance (SMC 25.08.425). Maximum permissible sound levels established in SMC 25.08.425 may be exceeded by construction activities between 7:00 a.m. and 10:00 p.m. on weekdays, and between the hours of 9:00 a.m. and 10:00 p.m. on weekends.

The changes to the athletic field and addition of batting cages is not expected to increase use over existing conditions. The interior of the batting cages would be lit and potentially used by students as late as 10 p.m. during the school year. Use of the batting cages would be limited to student use, thus summer use is not anticipated. This expanded duration of use would cause a minor increase in sound from human voices and the crack of bats in the immediate vicinity. Increases in noise would be short-term and would not violate noise regulations.

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

Construction activities would be restricted to hours and levels designated by SMC 25.08.425. If construction activities exceed permitted noise levels, SPS would instruct the contractor to implement measures to reduce noise impacts to comply with the Noise Control Ordinance, which could include additional muffling of equipment. While construction noise is permitted during evenings and weekends, construction would generally occur between 7:00 a.m. and 5:00 p.m. on weekdays.

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 West Seattle High School building was opened in 1917. The site currently holds the original two-story school building which was renovated and expanded in 2002 to include gymnasium, theater and commons spaces. Outside features include a grass field, courtyard, and a parking lot.

The school is located in a single-family residential neighborhood with low-rise housing to the south and east of the school. California Ave SW runs north-south on the west side of the school. The California Ave corridor is zoned Mixed-Use zone where both residential and commercial development are allowed. Properties immediately to the west of the school are commercial businesses. Additionally, south of the school, are multifamily residential buildings and a church. Hiawatha Playfield is located to the north of the school.

The project would not affect current land uses. The site has been used as a school and would continue to be used as a school.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The site is not currently and has not been previously used for working farmlands or working forest lands. No agricultural or forest land would be converted to other uses.

- 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:**

No working farm or forest lands are located near the proposed project, so the project would not affect or be affected by farm or forest land operations.

- c. Describe any structures on the site.**

Structures on the site include the original two-story school building which was renovated and expanded in 2002 to include a gymnasium, theater and commons spaces. Outside features include a grass field, courtyard, and a parking lot.

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

No structures would be demolished as a result of this project.

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

The current zoning classification of the school site is Single Family Residential, 5,000 square-foot lots (SF 5000) (City of Seattle, 2019). Public schools are permitted uses in this zone.

The Seattle Municipal Code contains development standards for public schools in residential zones in SMC 23.51B.002.

- 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, 2016).

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

The project site is not within a shoreline jurisdiction; therefore, there is no applicable shoreline master plan designation.

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

Review of the City of Seattle DCI GIS mapping database for environmental critical areas indicated that there are no critical areas on the site (City of Seattle, 2019).

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

No people would reside in the completed project. Enrollment for the 2019-20 school year is reported at 1,119 students (SPS, 2019). There would be no change to the number of students or staff as a result of the project.

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

The completed project would not displace any people.

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

No displacement would occur; therefore, no mitigation measures are needed.

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

The project is consistent with existing land use regulations and plans. SPS would comply with the requirements of the Master Use Permit (MUP).

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

The project is not located near any agricultural or forest lands, so no measures to ensure compatibility are required.

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 project.

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

No housing units would be eliminated.

- c. Describe proposed measures to reduce or control housing impacts, if any.**

The project would not cause housing impacts; therefore, mitigation measures to control housing impacts would not be required.

10. Aesthetics

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

The highest point of the existing school building is 54 feet. The highest point of the new batting cages would be 17 feet at the roof peak.

The existing school building includes brick masonry and concrete. The exterior of the batting cage would be black vinyl coated chain link fence with black posts.

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

The new batting cages, safety lighting and synthetic turf field would be visible from SW Hanford Street. Views from private residences are not protected under the City of Seattle's Public View Protection policy (SMC 25.05.675.P). Residences to the south and east of the project would have views changed from seeing a field to seeing a turf field, security lighting and, batting cages. The batting cages would not be taller than the existing school building directly to the north of the batting cages. The batting cages would comply with setback regulations for construction in residential zones; the new batting cages are set back a minimum of 10 feet from the property line.

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

The project would not cause aesthetic impacts; therefore, mitigation measures to control aesthetic impacts would not be required. The new batting cages would comply with zoning requirements for structures in residential zones.

11. Light and Glare

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

Lighting on the site would remain similar to present conditions. The batting cage may be used until 10 p.m. and there would be an increase in light when in use during after school hours. However, the batting cage would predominately be used during daylight hours and during daylight would not be visible from surrounding properties. The interior batting cage lighting will be designed to minimize off-site glare and minimize views of the light fixtures from offsite locations.

There would be minor site lighting provided for safe access to the building. Lighting would consist of a limited quantity of low wattage full cutoff light fixtures on the batting cage, building exterior, and on short light poles adjacent to the building. The exterior lighting would be designed to meet City of Seattle energy codes and recommended practices to minimize negative lighting impacts into the adjacent community.

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

Exterior building and property lighting from the completed project would not be a safety hazard and would not 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 would affect this proposal.

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

Both interior lighting would be connected to and scheduled by a building automation lighting control system. Interior batting cage lighting will not be turned on when not in use. Exterior lighting will be designed to provide minimal lighting for safety.

12. Recreation

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

Recreational opportunities on the project site currently include a grass field. The nearest City of Seattle park, Hiawatha Playfield is located immediately to the north of the school. Hiawatha Playfield is a green space with a community center, playground, wading pool, lighted fields including: ballfield, football field, soccer field, and tennis courts.

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

The existing grass playfield on the south side of the school would be converted to synthetic turf with batting cages.

The amount of open space on the site would be slightly reduced, but the improvements to recreational facilities would provide more usable, recreation facilities.

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

There would be no net loss of recreation, the existing playfield would be converted to a synthetic turf area with batting cages.

13. Historic and Cultural Preservation

A Cultural Resources Short Report for the West Seattle site was developed by ESA (ESA, 2020). Cultural resources reports are exempt from public disclosure under RCW 42.56.300, but a redacted version can be acquired from the

Department of Archaeology and Historic Preservation. Information from the review is summarized in this section.

- 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.**

West Seattle High School opened in 1917 and is the only Romanesque style high school in the District. It is designated a City of Seattle Landmark. The school has not been recorded on a historic property inventory form, nor has it been evaluated for its potential eligibility for listing in the National Register of Historic Places. Additions were designed in 1924, 1954, 1959, and 2002. There are no buildings in the project area (ESA, 2020).

- 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 is located within the traditional territory of the Southern Coast Salish people, whose members include but are not limited to the Duwamish and Suquamish people. Oral traditions support the presence of Southern Coast Salish people in this portion of Puget Sound since time immemorial. One published Indigenous place name was identified near the study area: *dəxʷqutəb*, or “place of disease” for a depression “a mile or more inland from Duwamish Head” on the top of the ridge. West Seattle High School is approximately 1.30 miles inland from Duwamish Head.

No previously recorded archaeological sites, cemeteries, or traditional cultural properties are located within the study area. ESA considers the project area to be low risk for containing subsurface precontact-era archaeological resources due to past development of the site (ESA, 2020).

- 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.**

ESA conducted a literature review and reviewed the geotechnical report. The literature review study area examined for this review included the parcel containing the school and those immediately adjacent. Information reviewed included any previous archaeological survey reports, ethnographic studies, historic maps, government landowner records, aerial photographs, regional histories, geologic maps, soils surveys, and environmental reports. These records were reviewed in order to determine the presence of any potentially significant cultural resources, including Traditional Cultural Properties (TCPs),

within the project area. Relevant documents were examined at Department of Archaeology and Historic Preservation (DAHP), the University of Washington Libraries, online, and within ESA's research library (ESA, 2020).

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.

No impacts to historic or cultural resources are anticipated. SPS developed an inadvertent discovery plan (IDP). The IDP sets forth procedures and protocols to follow in the event of an archaeological resources discovery, including discovery of human remains. The IDP stipulates pre-construction briefings and on-call response if required. SPS would provide tribal representatives, including those of the Duwamish Tribe, with one-week advance notification of the project schedule and invite them to observe construction. Based on the results of the cultural resources technical report, no on-site archaeological monitoring is recommended during project construction.

14. Transportation

A Transportation Technical Memorandum for the project was developed by Heffron Transportation, Inc. (Heffron, 2019; Appendix A). Information from the technical report is summarized in this section.

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

West Seattle High School is located at 3000 California Avenue SW in the West Seattle neighborhood. The school site is located on a parcel on the south half of the block bounded by California Avenue SW to the west, SW Hanford Street to the south, Walnut Avenue SW to the east, and SW Lander Street to the north. The school building is located on the eastern portion of the parcel. On the western portion of the parcel, there is a surface parking lot with 191 striped spaces accessed from two one-way driveways (enter at the south and exit at the north) on California Avenue SW. The north half of the block is occupied by the Hiawatha Playfield and Community Center, which is owned and operated by the City of Seattle Parks and Recreation (Seattle Parks) department.

Existing site access is from California Ave SW; There would be no changes to site access.

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

King County Metro Transit (Metro) provides bus service in the site vicinity. The closest bus stops are located about along California Avenue SW. The northbound stop is located just north of the intersection with SW Hanford

Street and the southbound stop is located just north of the intersection with SW Stevens St. The site is served by routes 50 and 128.

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

The proposed project would not add or eliminate parking spaces.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?**

The proposed new facilities would be used only by students and staff already on site at West Seattle High School. The batting cage facility could result in some students or staff staying at the site longer or later in the day. However, the proposed project is not expected to generate any new or additional trips to and from the site nor any new parking demand. Since the new facilities are not expected to be used for Seattle Parks' scheduled activities nor by the general public, no new non-scholastic traffic or parking demand is expected to be generated by the new facilities. No adverse traffic or parking impacts are expected as a result of the project. (Heffron Transportation, Inc., 2019).

The excavation and grading effort are estimated to consist of about 1,400 cy of haul material. Assuming an average of 20-cubic yards per truck (truck/trailer combination), this would relate to about 70 truckloads. The transport of material is expected to occur between November 2020 and February 2021; the earthwork elements could be completed in about a week. This could result in up to 14 truckloads on each day and 1 to 2 truckloads per hour over an eight-hour day (or 2 to 4 truck trips—reflecting one truck trip in and one out for each load).

The project would also generate some limited 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 are usually

from 7:00 a.m. to 3:30 p.m., with workers arriving between 6:30 and 6:45 a.m. The number of workers at the project site at any one time would vary depending upon the element being implemented.

- 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:**

SPS would require the selected contractor to follow best management practices and address traffic and pedestrian control during construction, as needed.

15. Public Services

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

The proposed project would not increase the number of students using the site and thus there would be no increased need for public services.

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

An increased need for public services is not anticipated; therefore, mitigation to reduce impacts to public services is not proposed.

16. Utilities

- a. Underline utilities currently available at the site:**

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

In addition to those utilities indicated above, cable and internet services are also available at the site.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Electricity, telephone, and natural gas would continue to be provided to the school. SPS would work with Seattle City Light, to coordinate the extension of utilities to the batting cages, if needed.

The contractor would coordinate with utility purveyors to locate all existing utilities prior to proceeding with construction activity. Any active underground

pipes encountered would be protected. Should undocumented piping or other utilities be encountered, the utility purveyor would be immediately contacted prior to resuming construction activity near the utility. Storm drains would be maintained and protected as catch basins.

C. SIGNATURE

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

Signature: Conrad Plyler

Name of signee: Conrad Plyler

Position and
Agency/Organization: Project Manager, Capital Seattle Public Schools

Date Submitted: May 29, 2020

REFERENCES

- City of Seattle. 2016. Seattle 2035 Comprehensive Plan: Managing Growth to Become an Equitable and Sustainable City (2015 – 2035). November 2016.
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FIGURES



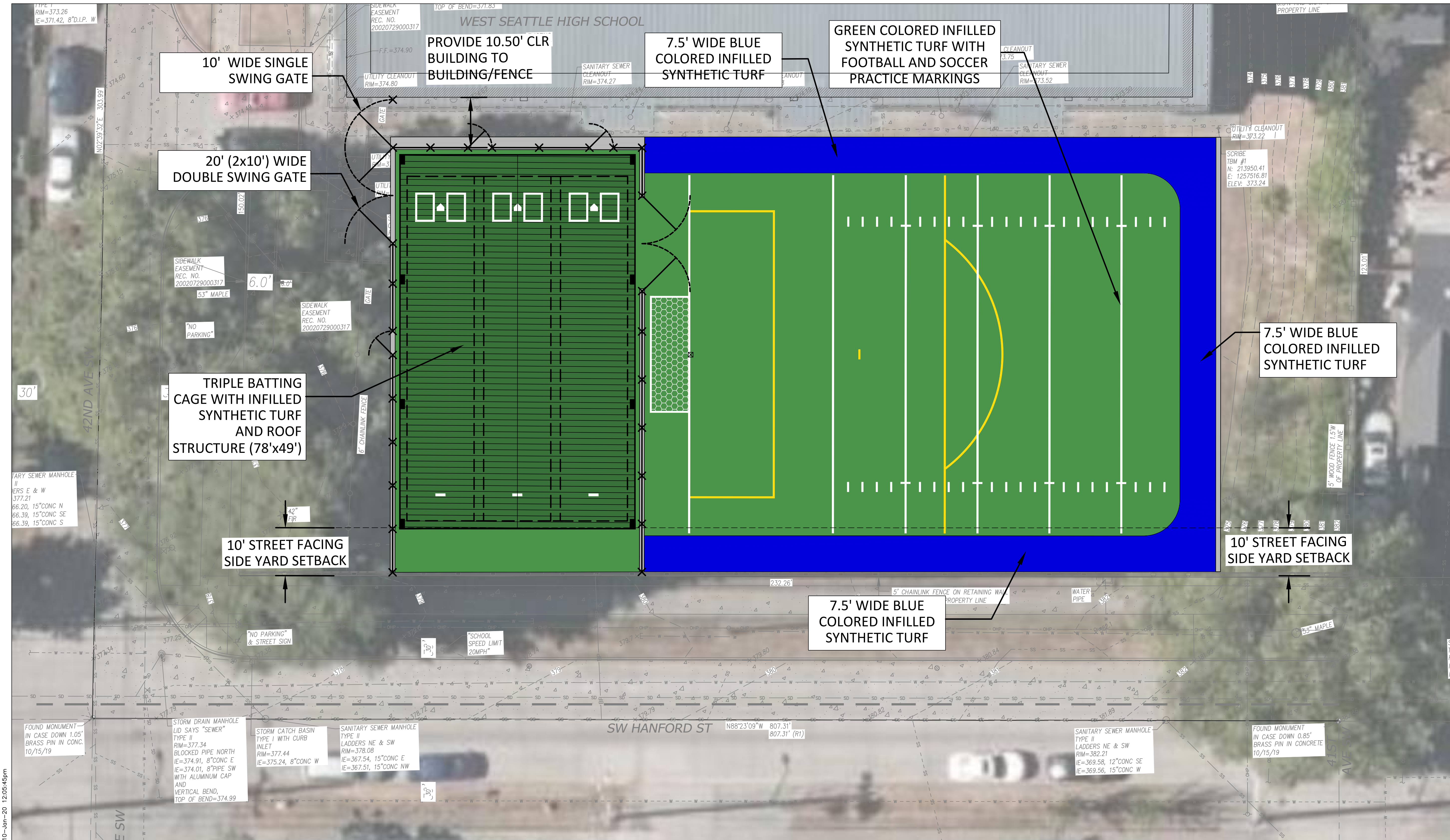
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SOURCE: King County, 2017; OSM, 2018; ESA, 2020

D190891 SPS Athletic Fields

Figure 1
West Seattle High School Project Area and Vicinity
Seattle, Washington





File: F-01 West Seattle HS CURRENT 24x36.dwg Plotted by: CorneilW Date: 10-Jun-20 12:05:45pm

LAYOUT LEGEND







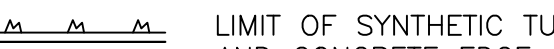
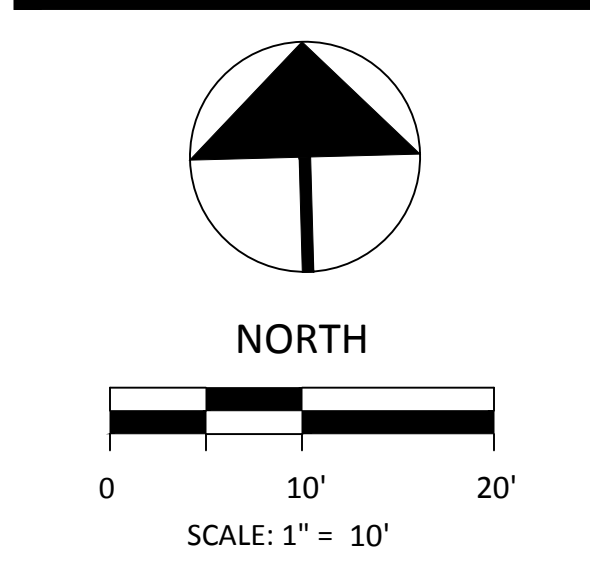
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|---|--|---|--|
|  | BLUE COLORED SYNTHETIC TURF AND PERMEABLE AGGREGATE |  | CHAINLINK FENCE AND CONCRETE CURB |
|  | GREEN COLORED SYNTHETIC TURF AND PERMEABLE AGGREGATE |  | CHAINLINK FENCE |
|  | BATTING CAGE BUILDING |  | CONCRETE CURBING |
| | |  | LIMIT OF SYNTHETIC TURF AND CONCRETE EDGE ANCHOR |

Figure 2
 West Seattle High School Site Plan
 Seattle, Washington

REVISION	DATE



ATHLETIC FIELD IMPROVEMENTS AT MADISON MIDDLE SCHOOL & WEST SEATTLE HIGH SCHOOL



PROGRESS SET

DATE	1-10-20
SCALE	1"=10'
DRAWN	CPW
CHECKED	JAB/DLA
COPYRIGHT © 2019 D.A. HOGAN & ASSOCIATES	

WEST SEATTLE HIGH SCHOOL
 3000 CALIFORNIA AVE SW,
 SEATTLE, WA 98116

APPENDIX A: TRANSPORTATION TECHNICAL MEMORANDUM

TECHNICAL MEMORANDUM

Project: West Seattle High School – Batting Cage & Exercise Area

Subject: SEPA Checklist – Transportation Element

Date: May 4, 2020

Author: Tod S. McBryan, P.E. – Principal 

This technical memorandum presents supporting transportation analysis for Seattle Public Schools' SEPA Checklist being prepared for the construction of batting cages and a small exercise area on West Seattle High School Campus. It evaluates the transportation-related impacts of the proposal.

1. Project Description

1.1. Existing School and Improvement Site

West Seattle High School is located at 3000 California Avenue SW in the West Seattle neighborhood. The school site is located on a parcel on the south half of the block bounded by California Avenue SW to the west, SW Hanford Street to the south, Walnut Avenue SW to the east, and SW Lander Street to the north. The school building is located on the eastern portion of the parcel. On the western portion of the parcel, there is a surface parking lot with 191 striped spaces accessed from two one-way driveways (enter at the south and exit at the north) on California Avenue SW. The north half of the block is occupied by the Hiawatha Playfield and Community Center, which is owned and operated by the City of Seattle Parks and Recreation (Seattle Parks) department.

According to information published in *Building for Learning, Seattle Public Schools Histories, 1862-2000*,¹ West Seattle High School opened in 1917 with 38 classrooms, an auditorium, a library, a gymnasium, and offices. An addition for 500 more students opened in 1924 and an annex with eight classrooms and a study hall was added in 1930 (replacing seven portables). By the mid-1950s, enrollment was about 2,000 students. From 2000 to 2002, an addition and renovation of the 1917 and 1924 buildings was completed. That project added a gymnasium and upgraded the school to meet seismic requirements and current teaching standards. Enrollment for the 2019-20 school year is reported at 1,119 students.²

As part of the most recent renovation, a small (approximately 90 by 185 foot) natural turf area was created on the south side of the new addition at the northwest corner of the SW Hanford Street / 42nd Avenue SW intersection. This surface area is fenced with an access gate on SW 42nd Street near the school building and is used by students for exercise and as a small play area or warm-up space for physical education (P.E.) classes and other athletics.

¹ Nile Thompson and Carolyn J. Marr; *Building for Learning, Seattle Public Schools Histories, 1862-2000*; 2002.

² Seattle Public Schools, P223 Enrollment Data for Basic Enrollment report, October 2019.

1.2. Proposed Project

Seattle Public Schools (SPS) proposes improvements to the existing south field area at the northwest corner of the SW Hanford Street / 42nd Avenue SW intersection (described in the previous section). The project would construct a new covered batting cage on the western portion of that space and would install a synthetic turf practice area on the eastern portion. The improvements are intended to supplement existing PE and scholastic athletic activities for West Seattle High School students. The new facilities would be used only by the school and would not be part of the joint-use agreement between Seattle Public Schools and Seattle Parks.³ West Seattle High School students would use the new facilities as part of existing athletics programs (baseball and softball team practice in the batting cages and football and soccer practice activities on the small field) and for PE classes. The batting cages could be used by students until 10:00 P.M.; after that time, they would be closed and locked by the custodian or athletics staff. Figure 1 (attached) shows the proposed site plan and improvements.

The project would remove the existing natural turf surface and would install the new facilities and synthetic field surface. Calculations for the excavation and grading are estimated to involve a cut/removal (export) of 700 cubic yards (cy) and fill (import) of 700 cy of material. These quantities, which could total 1,400 cy of material transport.⁴

2. Impacts to Traffic and Parking

2.1. Construction

Construction is planned to occur from November 2020 to February 2021. The excavation and grading effort are estimated to consist of about 1,400 cy of haul material. Assuming an average of 20-cubic yards per truck (truck/trailer combination), this would relate to about 70 truckloads, which could occur in about a week. This could result in up to 14 truckloads on each day and 1 to 2 truckloads per hour over an eight-hour day (or 2 to 4 truck trips—reflecting one truck trip in and one out for each load).

The project would also generate some limited 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 are usually from 7:00 A.M. to 3:30 P.M., with workers arriving between 6:30 and 6:45 A.M. The number of workers at the project site at any one time would vary depending upon the element being implemented.

While the traffic and parking activity may be noticeable to residences that live adjacent to the site along SW Hanford Street and the truck access location, construction-related trips would not result in adverse operational impacts to the surrounding roadway network.

2.2. Use and Operation

The proposed new facilities would be used only by students and staff already on site at West Seattle High School. The batting cage facility could result in some students or staff staying at the site longer or later in the day. However, the proposed project is not expected to generate any new or additional trips to and from the site nor any new parking demand. Since the new facilities are not expected to be used for Seattle Parks' scheduled activities nor by the general public, no new non-scholastic traffic or parking demand is expected to be generated by the new facilities. No adverse traffic or parking impacts are expected as a result of the project.

³ *An Agreement for the Joint Use of Facilities between The Seattle School District No.1 and Seattle Parks and Recreation 2016 – 2019*, Jointly prepared by: Seattle Parks and Recreation and the Seattle School District No. 1, January 31, 2017.

⁴ Email from E. Gold – D.A Hogan, December 4, 2019.

3. Findings & Recommendations

The excavation and grading effort for the project are estimated to require up to 70 truckloads during construction between November 2020 and February 2021. Although this activity may be noticeable to residences that live adjacent to the site along SW Hanford Street, the construction-related trips would not cause adverse operational impacts to the surrounding roadway network.

The proposed new facilities would be used only by students and staff already on site at West Seattle High School. No new or additional trips to and from the site nor any new parking demand is anticipated and no adverse traffic or parking impacts are expected as a result of the project.

Attachment: Figure 1. Proposed Site Plan

WSHS Batting-Exercise - Transp Tech Memo - FINAL

