



**DATE:** Oct. 27, 2020, Updated April 26, 2021

**TO:** Recipients of the State Environmental Policy Act Determination of Nonsignificance (SEPA DNS) for West Seattle Elementary School Addition

**FROM:** Fred Podesta, SEPA official

Seattle Public Schools (SPS) has determined that the Final SEPA environmental checklist dated Oct. 16, 2020, updated April 26, 2021, meets our environmental review needs for the current proposal to construct additional building space at West Seattle Elementary School. The proposal would be funded by a Distressed School Grant, a K-3 Classroom Size Reduction Grant, as well as the Building V (BEX V) levy. Project construction is scheduled to begin in June 2021 and be complete by June 2022. Students and staff would be relocated to a temporary school at the former Schmitz Park Elementary site during the 2021-2022 school year.

After conducting an independent review, SPS has determined that the project does not have significant adverse impacts on the environment as documented in the checklist and the enclosed DNS.

The final SEPA checklist discusses the potential environmental impacts that could result from construction of the project. A draft of the checklist was released for public comment initially from June 26, 2020 to July 27, 2020. Comments received informed revisions to the final SEPA checklist on which the DNS is based. The responses to written comments received are summarized in the SEPA Public Comments and Seattle Public Schools Responses, included as Attachment 1 to the SEPA checklist. The SEPA Checklist was updated on April 26, 2021 to analyze the required School Board and City Council actions to correct property ownership between SPS and Seattle Department of Parks and Recreation by completing and approving the land exchange that was mistakenly understood to have been finalized in 1987.

Thank you for your participation in the Seattle Public Schools SEPA process. Your involvement has helped to make the West Seattle Elementary School Addition proposal a much better project.

**Fred Podesta, Chief Operations Officer**

**P.O. Box 34165, MS 22-183, Seattle WA 98124 \* 206-252-0102**

**ADDENDUM STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF NONSIGNIFICANCE (DNS)  
WEST SEATTLE ELEMENTARY SCHOOL ADDITION PROPOSAL**

**Original Issuance Date:** Nov. 3, 2020  
**Addendum Issuance Date:** April 26, 2021  
**Lead agency:** Seattle Public Schools  
**Location of proposal:** West Seattle Elementary School, 6760 34th Ave. NW, Seattle, WA  
(SW Qtr of NW Qtr, Section 25, Township 24, Range 3)

**Description of proposal (changes underlined)** – The proposal would add approximately 21,400 square feet of new permanent building space and renovate portions of the existing building; the five existing portables would also be removed from the site. With the completion of the project, the school building would be approximately 71,400 square feet. There is an option to add approximately 3,000 square feet of covered play area in the southwest corner of the campus within the existing hard surface play area. The building addition would increase student capacity from the existing 378 students to approximately 500 students (current enrollment is approximately 427 students). No change to bus and parent vehicle access or the parking lot would occur. Existing recreation space would be expanded and renovated, including the hard surface play area, new play structures, a new student garden area, and a renovated grass field. School Board and City Council action is also required to correct property ownership between SPS and Seattle Department of Parks and Recreation by completing the land exchange that was mistakenly understood to have been finalized in 1987. This SEPA Addendum is issued to document the need for this minor additional action that will not result in changes to the existing or proposed uses of the two parcels.

**The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request at the following location: John Stanford Center, 2445 3<sup>rd</sup> Ave. S, Seattle, WA 98124-1165 (Attn: David L. Jackson, Phone: 206-252-0674) and online at: <http://www.seattleschools.org/sepa>**

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal prior to Nov. 18, 2020 (at least 15 days from the issuance date listed above). This DNS may be appealed by written notice setting forth specific factual objections received no later than Nov. 18, 2020 (at least 15 days), sent to:

Superintendent  
Seattle Public Schools  
P.O. Box 34165, MS 32-151  
Seattle, WA 98124-1165

**Name of agency making threshold determination:** Seattle Public Schools  
**Responsible Official:** Fred Podesta, Chief Operations Officer, Seattle Public Schools  
**Phone:** 206-252-0102  
**Address:** MS 22-183, P.O. Box 34165, Seattle, WA 98124-1165

The SEPA Addendum is issued under WAC 197-11-625. There is no administrative comment or appeal opportunity for a SEPA Addendum pursuant to SPS Policy 6890.

**Date:** April 26, 2021 **Signature:**  \_\_\_\_\_



# West Seattle Elementary School Addition Project

## Addendum to the Final SEPA Checklist

Seattle Public Schools is committed to making its online information accessible and usable to all people, regardless of ability or technology. Meeting web accessibility guidelines and standards is an ongoing process that we are consistently working to improve.

While Seattle Public Schools endeavors to only post documents optimized for accessibility, due to the nature and complexity of some documents, an accessible version of the document may not be available. In these limited circumstances, the district will provide equally effective alternate access.

For questions and more information about this document, please contact the following:

David L. Jackson  
Project Manager  
[dljackson2@seattleschools.org](mailto:dljackson2@seattleschools.org)

While the West Seattle Elementary School Addition Project Final State Environmental Policy Act (SEPA) Checklist Addendum is accessible and ADA compliant, the attached figures and appendices which support the checklist contain complex material that are not accessible. The following is a description of what is contained in the figures and appendices:

- **Figure 1 – West Seattle Elementary School Site Vicinity Map**

Figure 1 is a vicinity map that shows the West Seattle Elementary School campus and the surrounding neighborhood in the site vicinity. The school campus site is outlined in red on the map.

- **Figure 2 – West Seattle Elementary School Aerial Map**

Figure 2 is an aerial map of the West Seattle Elementary School campus and the surrounding neighborhood in the site vicinity. The school campus site is outlined in red on the map.

- **Figure 3 – Proposed Site Plan**

Figure 3 is a site plan of the proposed project. The entire school campus is shown on the plan and the extent of the project area on the school campus is outlined in a black dashed line. The proposed new classroom addition and other proposed project site features are labeled on the site. Existing building areas and site features that would remain on the campus are also labeled.

- **Figure 4 – Land Exchange Map**

Figure 4 is an aerial map of the West Seattle Elementary School campus and the adjacent Walt Hundley Playfield area that is the subject of the land exchange. The areas of the land exchange are outlined in red with descriptive text. An area that would be owned by Seattle Public Schools but would continue to be used by Seattle Parks is indicated with red cross hatching. An existing fence to remain is also indicated by a dashed black line.

- **Appendix A – Geotechnical Report**

Appendix A consists of the Geotechnical Report that is titled "Subsurface Exploration, Geologic Hazard, Infiltration Feasibility and Preliminary Geotechnical Engineering Report" that was prepared by Associated Earth Sciences Incorporated (AESI). The report presents the results of the subsurface exploration, limited infiltration testing, geologic hazard analysis, preliminary geotechnical engineering, and stormwater infiltration feasibility for the proposed project. Historic exploration logs, subsurface exploration logs completed for this study, laboratory tests and infiltration test data are included as appendices to this report.

- **Appendix B – Construction Best Management Practices**

Appendix B consists of construction best management practices that could be implemented during the construction of the proposed project.

- **Appendix C – SEPA Greenhouse Gas Emissions Worksheet**

Appendix C consists of the Greenhouse Gas Emissions Worksheet for the project. This worksheet provides a calculation of the greenhouse gas emissions that would be anticipated to be generated with the development of the proposed project.

- **Appendix D – Arborist Report**

Appendix D consists of the Arborist Report and Tree Inventory that was prepared for the project by Tree Solutions, Inc. The report provides an inventory of the existing trees on the project site. Trees on neighboring properties are also documented if they extend over the property line or may be affected by construction access. An analysis of construction impacts is provided, as well as recommendations and tree protection measures. A Table of Trees is included as part of the report which describes the characteristics and measurements for each tree on the site. A map documenting the location of each tree is also provided.

- **Appendix E – Preliminary Limited Hazardous Materials Survey Report**

Appendix E consists of the Limited Hazardous Materials Survey Report for the project. The report was prepared by PBS Engineering and Environmental, Inc. and documents the results of the hazardous materials survey that was completed for the existing building. Interior areas of the building were inspected for the presence of Asbestos-Containing Materials (ACM) and Lead-Containing Paint (LCP). Appendices to the report include bulk sampling information, historical sampling data, and certifications.

- **Appendix F – Cultural Resources Assessment Report**

Appendix F consists of the Cultural Resources Assessment Report for the project that was prepared by Perteet. Due to the confidential nature of archaeological materials discussed in the report, a full copy of the report is not included in this electronic version. However, a redacted version of the report is available upon request from Seattle Public Schools.

- **Appendix G – Transportation Technical Report**

Appendix G consists of the Transportation Technical Report for the project that was prepared by Heffron Transportation, Inc. The report provides a description and analysis of background transportation conditions for the area surrounding the school, including traffic volumes, traffic operations (level of service), parking, transit, and non-motorized facilities. The report analyzes and addresses potential impacts with the proposed project on those same transportation conditions. The document includes level of service definitions and parking utilization study data as appendices to the report.

- **Appendix H – Public Comments and Responses**

Appendix H consists of a summary of the public comments that were received on the Draft SEPA Checklist and responses to those comments.

This concludes the description of the Final SEPA Checklist Addendum figures and appendices for the West Seattle Elementary School Addition Project.

# FINAL ENVIRONMENTAL CHECKLIST

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*for the proposed*

## *West Seattle Elementary School Addition Project*

*prepared by*



**October 16, 2020, Updated April 23, 2021**

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*EA Engineering, Science, and Technology, Inc., PBC  
AESI  
Tree Solutions, Inc.  
PBS Engineering  
Pertee  
Heffron Transportation, Inc.*

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## PREFACE

The purpose of this Final Environmental Checklist is to identify and evaluate probable environmental impacts that could result from the **West Seattle Elementary School Addition Project** and to identify measures to mitigate those impacts. The **West Seattle Elementary School Addition Project** would add approximately 21,400 gross square feet (gsf) of new building space to the existing building (total building space with the project would be approximately 71,400 gsf). The new building addition would be located to the east of the existing building and existing portables would be removed from the site. The project will also require an exchange of land with the Seattle Department of Parks and Recreation (Parks) to correct the ownership of the Seattle Public Schools and Parks parcels to reflect both current and future conditions. The proposed addition would increase the student capacity of the school from an existing capacity of approximately 387 students (including the existing portables) to a new capacity of approximately 500 students.

The State Environmental Policy Act (SEPA)<sup>1</sup> requires that all governmental agencies consider the environmental impacts of a proposal before the proposal is decided upon. A Draft Environmental Checklist for the project was issued on June 26, 2020 with a public comment period through July 27, 2020. The Final Environmental Checklist responds to comments on the Draft Environmental Checklist and 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 Updated Final Environmental Checklist provides information on the proposed land exchange required to correct an error in finalizing the land exchange in 1987.

This document is intended to serve as SEPA review for site preparation work, building construction, and operation of the proposed development comprising the **West Seattle 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 6) 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 35) contains the signature of the proponent, confirming the completeness of this Environmental Checklist.

Appendices to this Environmental Checklist include: the *Geotechnical Engineering Report* (AESI, 2020), *Summary of Construction Best Management Practices*, the *Greenhouse Gas Emissions Worksheet* (EA Engineering, 2019), the *Tree Inventory and Arborist Report* (Tree Solutions, Inc., 2019), the *Limited Hazardous Building Materials Survey Report* (PBS Engineering, 2020), the *Cultural Resources Assessment*<sup>2</sup> (Perteet, 2020), and the *Transportation Technical Report* (Heffron Transportation, Inc., 2020). Public comments on the Draft Environmental Checklist and responses to those comments are also included in this document as an appendix.

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<sup>1</sup> Chapter 43.21C. RCW

<sup>2</sup> On-file with Seattle Public Schools



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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:

***West Seattle 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:

**David L. Jackson**  
Project Manager  
Seattle Public Schools  
2445 – 3<sup>rd</sup> Ave. S.  
MS 22-334  
Seattle, WA 98124-1165  
206-252-0674

#### 4. Date Checklist Prepared

October 16, 2020, Updated April 23, 2021

#### 5. Agency Requesting Checklist

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

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

The ***West Seattle Elementary School Addition Project*** that is analyzed in this Final Environmental Checklist involves site preparation work, construction, and operation of the project. Site preparation and construction could begin in approximately June 2021 with building occupancy in approximately June 2022. Students and staff would be relocated to a temporary school at the former Schmitz Park Elementary site during the construction process for the 2021-2022 school year.

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:

The following environmental information has been prepared for the project and is included as appendices to this Checklist:

- *Geotechnical Engineering Report* (AESI, March 2020);
- *Greenhouse Gas Emission Worksheet* (EA Engineering, August 2019);
- *Tree Inventory and Arborist Report* (Tree Solutions, November 2019);
- *Limited Hazardous Building Materials Survey Report* (PBS Engineering, March 2020);
- *Cultural Resources Assessment* (Perteet, April 2020)<sup>3</sup>;
- *Transportation Technical Report* (Heffron Transportation, June 2020);
- *Construction Best Management Practices* (Seattle Public Schools, 2020).

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 ***West Seattle Elementary School Addition Project*** site. However, the project will require approval of an exchange of land with the Seattle Department of Parks and Recreation to correct the ownership of the Seattle Public Schools and Parks parcels and reflect both current and future conditions.

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

### **City of Seattle**

- *Seattle Department of Construction and Inspections*

Permits/approvals associated with the proposed project, including:

- Demolition Permit
- Grading/Shoring Permit
- Building Permit
- Mechanical Permits
- Electrical and Fire Alarm Permits
- Drainage and Side Sewer Permit
- Comprehensive Drainage Control Plan Approval

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<sup>3</sup> This document is on-file with Seattle Public Schools.

- 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
- Seattle City Council
  - Approval of Property Exchange between Parks and Seattle Public Schools

### **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 **West Seattle Elementary School Addition Project** site is located within Seattle's High Point neighborhood (see **Figures 1** and **2**). The school campus is generally bounded by existing residences to the north, 31<sup>st</sup> Avenue SW to the east, the High Point Community Center and Walt Hundley Playfield to the south, and 34<sup>th</sup> Avenue SW to the west.

The existing one- and two-story West Seattle Elementary School contains approximately 50,000 gross sq. ft. (gsf) of building space with 15 classrooms, a library, a gymnasium, a cafeteria, a music room, an art room, and offices/administrative space; five portable buildings are also located to the south of the existing building and contain approximately 4,480 gsf of building space. A hard surface play area, playground, and grass play areas are located to the south of the existing building. A grass and vegetated area is located to the east of the building. A parking lot with approximately 44 parking stalls (including ADA spaces) is located to the west of the existing building. The school has an existing capacity for approximately 320 students (approximately 387 student capacity including existing portable buildings)<sup>4</sup>. A portion of the existing building is located on property owned by the Seattle Department of Parks and Recreation (Parks).

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<sup>4</sup> It should be noted that existing enrollment for the school (2019-2020 school year) was approximately 427 students.

The site of the proposed addition is located immediately east of the existing building and is generally comprised of grass and paved walkway areas.

### **Proposed Project**

The proposed ***West Seattle Elementary School Addition Project*** is intended to address school capacity issues and upgrade the quality of the student learning environment at the school. The proposed project would add approximately 21,400 gsf of new permanent building space and renovate portions of the existing building, including the building entrance; the five existing portables would also be removed from the site<sup>5</sup>. With completion of the project, the school would contain approximately 71,400 gross sq. ft. of building space.

The new building addition would be located to the east of the existing building (see **Figure 3** for the proposed site plan). The project also includes an option for an approximately 3,000 sq. ft. covered play area in the southwest corner of the campus within the existing hard surface play area. The project would be funded by a Distressed Schools Grant and a K-3 Classroom Size Reduction Grant that was awarded to Seattle Public Schools by the State of Washington, as well as the BEX V levy.

The proposed building addition would contain four kindergarten classrooms, a small group workroom, and a book/technology room on the first level. The second level of the addition would include eight classrooms for grades 2 and 3, two learning commons rooms and an occupational therapy/physical therapy room. The proposed addition would increase the student capacity of the school by approximately 113 students, from an existing capacity of approximately 387 (including the existing portable buildings) to a new capacity of approximately 500 students.

No changes to bus and parent vehicle access to the site would occur. Bus loading/unloading and parent vehicle loading/unloading would continue to occur along the north side of the existing school building. The existing parking lot located to the west of the building would be retained and continue to provide space for approximately 44 vehicles.

As part of the project, existing recreation space on the campus would be expanded and renovated, including an expanded and renovated hard surface play area, new play structures, a new student garden area, and a renovated grass field area. The project also includes an option for an approximately 3,000 sq. ft. covered play area in the southwest corner of the campus.

Both a portion of the existing building and a portion of the proposed building addition are located on property currently owned by Parks. In 1987, Seattle Public Schools and Parks signed and recorded a Lot Boundary Adjustment (LBA) that was incorrectly understood at the time to be a legal property exchange. During the design phase of this classroom addition project, it was discovered that the land exchange was not effectuated. School Board and City Council approval is required to correct the property discrepancy and properly exchange the property. The land exchange will exchange

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<sup>5</sup> Net new building area when considering the removal of the existing portables would be approximately 16,920 gsf.

35,495 sq. ft. of property owned by Parks with 35,495 sq. ft. of property owned by Seattle Public Schools and will not result in changes to the existing or proposed use of the two parcels. An existing fence between Walt Hundley Playfield and the school site will remain, and a gate will be installed at the fence to allow access to the Playfield. A small area south of the existing fence will be owned by Seattle Public Schools as a result of the land exchange; however, this area to the south of the existing fence will continue to be used by Parks. The land exchange is simply correcting the ownership of the two parcels to reflect both current and future conditions and does not change the perceived boundaries of the project site or the analysis of potential environmental impacts from the proposed classroom addition project (see **Figure 4** for an illustration of the land exchange).

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 **West Seattle Elementary School Addition Project** site is located at 6760 34<sup>th</sup> Avenue NW within Seattle's High Point neighborhood (a portion of the SW Quarter of the NW Quarter of Section 25, Township 24, and Range 3). A portion of the project site is currently owned by Parks and will be exchanged for Seattle Public Schools property that is currently a portion of Walt Hundley Playfield. The proposed land exchange does not affect the perceived boundaries of the project site shown in **Figures 1, 2 and 3.** The school campus is generally bounded by existing residences to the north, 31<sup>st</sup> Avenue SW to the east, the High Point Community Center and Walt Hundley Playfield to the south, and 34<sup>th</sup> Avenue SW to the west (see **Figures 1 and 2**). The site of the proposed building addition is located to the east of the existing building.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

#### a. General description of the site (circle one):

**Flat, rolling, hilly, steep slopes, mountainous,**  
**other:** \_\_\_\_\_

The West Seattle Elementary School campus is generally flat with some hilly topography in certain areas of the site (eastern and southern portions of the site). In general, the campus slopes from south to north. The **West Seattle Elementary School Addition Project** site follows the general slope of the campus with topography that transitions from south to north.

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

According to the City of Seattle's Environmentally Critical Areas (ECA) Maps, small portions of the western and southern edge of the school campus contain slopes that are approximately 40 percent or greater and are classified as an environmentally critical area (*City of Seattle, 2020*). Based on observations in the field, these areas are generally associated with engineered retaining walls along 34<sup>th</sup> Avenue SW and the adjacent Hight Point Community Center property to the south.

The site of the proposed addition contains areas that are close to, but do not meet the geometric criteria for classification as a steep slope area. In order to be classified as a steep slope area, the slope must be at least 40 percent and they must be 10 feet tall (SMC 25.09.012) and the slopes onsite are shorter than 10 feet based on a review of topographic information (*AESI, 2020*).

#### 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.

A geotechnical report was completed for the project site by Associated Earth Sciences, Inc. and included seven site exploration borings. Borings were completed to a depth of 16.5 to 66.5 feet deep. The soils encountered on the site generally consisted of fill of varying thickness overlaying native sediments interpreted as Vashon lodgement till and Vashon advance outwash (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 and no evidence of landslide activity or unstable soils was observed during the preparation of the Geotechnical Report (see **Appendix A**). 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, 2020*).

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

Approximately 12,000 cubic yards of material would be excavated from the site during construction activities and approximately 7,000 cubic yards of structural fill would be imported to the site. The specific source of fill material is not known at this time but 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)?**

Approximately 55 percent of the school campus is currently covered with impervious surfaces, including buildings, paved play areas, walkways, parking areas and other impervious surfaces. The site of the proposed addition is generally comprised of existing grass area and paved walkways.

With the completion of the addition project, approximately 68 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:

- Design and construction of the proposed project shall comply with the recommendations of the Geotechnical Engineer (see **Appendix A**);
- 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,
- Complete 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 **West Seattle 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 (see **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 be approximately 22,370 MTCO<sub>2</sub>e<sup>6</sup>. Based on an assumed building life of 62.5 years<sup>7</sup>, the proposed building addition project would be estimated to generate approximately 360 MTCO<sub>2</sub>e annually. For reference, the Washington State Department of Ecology threshold for potential significant GHG emissions is 25,000 MTCO<sub>2</sub>e annually. Therefore, the proposed project would not be anticipated to generate a significant amount of GHG emissions.

**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 32<sup>nd</sup> Avenue SW, 34<sup>th</sup> Avenue SW, and 35<sup>th</sup> Avenue SW. There are no known offsite sources of air emissions or odors that may affect the proposed project.

**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

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<sup>6</sup> MTCO<sub>2</sub>e is defined as Metric Ton Carbon Dioxide Equivalent and is a standard measure of amount of CO<sub>2</sub> emissions reduced or sequestered.

<sup>7</sup> According to the Greenhouse Gas Emissions Worksheet, 62.5 years is the assumed building life for educational buildings.

mitigation measures to minimize air quality impacts during construction are identified in **Appendix B**.

- Operation of the project would comply with Seattle Public School's anti-idling policy for buses.

### 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 **West Seattle Elementary School Addition Project** site. The nearest surface water body is High Point Pond, which is located approximately 0.5 mile to the northeast 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, 2020*).

- 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 ground water monitoring well was installed as part of geotechnical drilling investigations. The groundwater monitoring well was installed to a depth of approximately 66.5 feet below ground surface and groundwater was not encountered during the investigation. Perched groundwater was also not observed during investigations, but it is possible that limited zones of shallow perched water could be encountered elsewhere on the site, particularly during wetter months (AESI, 2020). Construction dewatering may be required during development of the project and could be accomplished with ditches and sumps (see **Appendix A**).

- 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.**

Approximately 55 percent of the existing West Seattle Elementary campus is comprised of impervious surfaces, including existing buildings and paved surfaces (parking areas, play areas, walkways, etc.). The site of the proposed addition is generally comprised of grass areas and paved surfaces. Existing stormwater from the

existing school and paved play area is routed to a 60-inch corrugated metal pipe (CMP) with a flow control structure. The CMP pipe discharges to the school's 8-inch conveyance system which drains to a culvert located on the adjacent parcel to the north. The existing stormwater flow in the system continues to the northeast and ultimately discharges at the pond at High Point Pond Park.

With completion of the **West Seattle Elementary School Addition Project**, approximately 68 percent of the campus would be comprised of impervious surfaces. The site stormwater design for the project would be consistent with the City of Seattle's 2017 storm water manual and flow control (detention) and onsite stormwater management (OSM) would be required. The project would include an onsite detention/infiltration system for new and replaced hard surfaces (likely consisting of an underground vault with a flow control structure). The detention/infiltration vault would collect runoff from the proposed addition and asphalt play area but not all new and replaced hard surfaces would be able to be routed to the proposed detention/infiltration facility and some will have to be bypassed. To compensate for the bypassed areas, the existing asphalt play area and asphalt drive access at the southwest portion of the site would be routed to the proposed detention/infiltration facility. The facility will discharge to the existing 8-inch conveyance system on the school campus. It is anticipated that the proposed detention/infiltration facility will meet OSM requirements per the City of Seattle and other OSM BMPs may be included such as bioretention facilities, pervious pavement, and/or large tree planting. With the implementation of the proposed stormwater facility and measures, no significant runoff impacts would be anticipated.

**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, including the City's Stormwater Code (SMC 22.800).

#### 4. Plants

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

- ☒ deciduous tree:  
☒ evergreen tree:  
☒ shrubs  
☒ 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

A tree inventory and assessment (**Appendix D**) was completed for the project. Approximately 52 trees are located on the school campus, including Honeylocust, Norway maple, Bitter cherry, River birch, and Black locust. The trees range in size from 6 inches in diameter to 18 inches in diameter. Three of the trees on the school campus meet the City of Seattle's criteria for an exceptional tree (*City of Seattle Director's Rule 16-2008*), including a London plane, a multi-stemmed Pacific madrone, and a Honeylocust.

In addition, 16 trees located adjacent to the site were also documented, including six trees that are located in an exceptional grove on the High Point Community Center site.

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

A total of approximately 34 existing trees would be removed from the project site as part of the **West Seattle Elementary School Addition Project**, including 16 trees that would be removed within the proposed development area and 18 trees that would be removed for safety/maintenance issues that are located at the south end of the site as part of a Black locust thicket. Existing trees that would be removed, include Norway spruce, Paper birch, Honeylocust, Incense cedar, Black locust, and Bitter cherry.

All other trees on the school campus, including the three exceptional trees, would be retained and protected during construction by following tree protection measures that are outlined in **Appendix D**; off-site

exceptional trees that are located adjacent to the campus would also be retained and protected, as necessary.

**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 **West Seattle Elementary School Addition Project**, including landscaping within the setback area along 32<sup>nd</sup> Avenue SW and within school garden and landscape areas surrounding the building.

Consistent with City of Seattle regulations, new replacement trees would also be provided on the site at a 1:1 ratio to replace those trees that would be removed as part of the construction process. All retained trees on the school campus would be protected during construction by following tree protection measures that are outlined in **Appendix D**.

**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 **West Seattle 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.

In addition, the Longfellow Creek Greenspace is located approximately 1,400 feet to the east of the project site and is designated as wildlife habitat by the City of Seattle Environmental Critical Areas Maps (City of Seattle, 2020).

**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 be 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<sup>8</sup>. 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 proposed project site is not located within a specific migration route. However, in general, 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.

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

New landscaping would be provided within the setback area along 32<sup>nd</sup> Avenue SW and within school garden and landscape areas surrounding the building. New trees would also be planted on site to replace those trees that would be removed during construction. 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.**

There are no known invasive animal species on or adjacent to the project site; however, invasive species known to be located in King County include European starling, house sparrow and eastern gray squirrel.

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<sup>8</sup> U.S. Fish and Wildlife Service. IPaC. <https://ecos.fws.gov/ipac/location/index>. Accessed March 2020.



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 **West Seattle 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 proposed addition would be constructed with an efficient building envelope and a heating, ventilation and air conditioning (HVAC) system with a dedicated outdoor air system (DOAS) and heat recovery.

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.**

Based on information from the Washington State Department of Ecology website, there are no documented cases of soil contamination on or in the immediate vicinity of the project site (*Washington State Department of Ecology, 2020*).

A Limited Hazardous Building Materials Survey was completed for the project by PBS Engineering and Environmental, Inc. (see **Appendix E**). Nine bulk samples were collected for suspect asbestos-containing materials (ACM) from multiple locations within the existing building and none of the materials were found to contain detectable asbestos.

Low concentrations of lead-containing paint (LCP) in paint coatings may exist in inaccessible areas of the building or in secondary coatings on building components. If paint with detectable concentrations of lead is found in the building it is required that construction activities be performed in accordance with Washington Department of Labor and Industries regulations for lead in construction (WAC 296-155-176)

All fluorescent lamps in the building are assumed to include mercury-containing components and should be carefully handled and recycled/disposed of in accordance with applicable regulations. All light ballasts should also be inspected and presumed to contain PCBs. Ballasts should be removed and disposed in accordance with WAC 173-303 (see **Appendix E** for further details).

**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.**

As described above, the existing building is assumed to contain some levels of LCP, mercury-containing components, and PCBs, which would require removal and disposal in accordance with applicable regulations. Although ACM was not encountered in the testing samples from the building, all untested materials should be presumed to be asbestos-containing and removed in accordance with regulations or tested prior to impact from development.

**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.

In accordance with the *Limited Hazardous Building Materials Survey* (see **Appendix E**) that was completed for the project, all untested materials should be presumed to be asbestos-containing and removed in accordance with regulations or tested prior to impact from development. Impact of paint with detectable concentrations of lead would require that construction activities be performed in accordance with Washington Department of Labor and Industries regulations for lead in construction (WAC 296-155-176). All fluorescent lamps and light ballasts should be removed and disposed in accordance with applicable regulations, including WAC 173-303.

**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 (32<sup>nd</sup> Avenue SW, 34<sup>th</sup> Avenue SW, and 35<sup>th</sup> Avenue SW) is the primary source of noise in the vicinity of the project site. Existing noise in the site vicinity is not anticipated to adversely affect the proposed **West Seattle 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. Existing residential land uses surrounding the school 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, per SMC 25.08 and based on the Low-Rise Residential 1 zoning for the site, 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. Construction equipment may exceed the sound level limits during construction periods by 25 dB(A) and portable powered equipment may exceed the limits by 20 dB(A).

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. Contractors are aware of the City of Seattle Noise Ordinance requirements and are contractually required by Seattle Public Schools to abide by them.

#### Long-Term Noise

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

The West Seattle Elementary school campus is comprised of the existing one- to two-story building which is located on the north side of the campus. An existing surface parking lot is located to the west of the existing building and contains space for approximately 44 vehicles. Existing play areas, a playground, and a field are located in the south

portion of the campus. A grass/vegetated area is located to the east of the existing building. School bus loading/unloading and parent vehicle loading/unloading is located within the access driveway to the north of the existing building.

The site of the proposed **West Seattle Elementary School Addition Project** is located immediately to the east of the existing building. The site of the proposed addition is currently comprised of grass and paved areas (see **Figure 2** for an aerial photo of the existing site and **Figure 3** for the proposed site plan of the project).

Adjacent land uses to the north, east and west of the school campus are generally comprised of one- to three-story single family residences and townhome residences. The area to the south of the campus is comprised of the High Point Community Center and the Walt Hundley Playfield.

- 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.**

The one- and two-story West Seattle Elementary School contains approximately 50,000 gross sq. ft. of building space with 15 classrooms, a library, a gymnasium, a cafeteria, a music room, an art room, and offices/administrative space; five portable buildings are also located to the south of the existing building and contain approximately 4,480 gsf of building space. The site of the proposed addition is comprised of grass and paved areas and does not contain any structures.

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

Portions of the existing building would be demolished as a result of the proposed project to allow for internal connections between the existing building and proposed addition. The five portable buildings would also be removed from the site.

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

The site is currently zoned as Low-Rise Residential 1 (LR1). The LR1 is intended for lower density multifamily residential uses such as townhomes, rowhouses and smaller scale apartments. Public schools are also a permitted use in the LR1 zone.

The surrounding areas to the immediate north, south, and east of the campus are also currently zoned as LR1. To the west and further to the south are Single Family Residential zoned areas (SF 5000)

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

The current comprehensive plan designation for the site is Multifamily 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, according to the City of Seattle's Environmentally Critical Areas (ECA) Maps, small portions of the western and southern edge of the school campus contain slopes that are approximately 40 percent or greater and are classified as an environmentally critical area (*City of Seattle, 2020*). Based on observations in the field, these areas are generally associated with engineered retaining walls along 34<sup>th</sup> Avenue SW and the adjacent Hight Point Community Center property to the south. The site of the proposed addition does not contain any steep slope areas.

No other environmentally critical areas are located on or adjacent to the project site.

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

The proposed **West Seattle 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 500 students (current capacity is approximately 387 students, including the existing portables).

Currently, the school includes approximately 86 full-time and part-time employees. It is anticipated that the proposed addition would also provide space for approximately 8 new employees at the school which would result in a total of approximately 94 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 and is an addition to an existing school. As with most Seattle Public Schools facilities, it is located within a residential neighborhood.

- 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 **West Seattle 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 one- to two-story school is approximately 30 feet tall at its tallest point of the building. The proposed two-story addition would be intended to closely match the height of the existing building. The exterior building materials for the proposed **West Seattle Elementary School Addition Project** would be intended to match as closely as possible to the existing building materials. The new building addition would be constructed of brick masonry, metal cladding, aluminum storefront windows and concrete to be complementary with 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, the proposed height of the addition would be intended to closely match the existing building. Proposed building materials would also be selected to closely match the existing building. Views of the proposed addition would primarily be available from areas that are proximate to the north, east, and south boundaries of the school campus (see **Figure 3** for the proposed 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<sup>9</sup>. The Myrtle Street Reservoir site (35<sup>th</sup> Avenue SW and SW Myrtle Street) is identified as a protected public

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<sup>9</sup> 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.



viewpoint and is located approximately 400 feet to the southwest of the West Seattle Elementary School campus. The Myrtle Street Reservoir viewpoint is located at the south side of the property and provides panoramic views to the east and west of the Olympic Mountains, Puget Sound and the Downtown skyline. Since the West Seattle Elementary Campus is located to the northeast of the viewpoint and the site of the proposed addition is located on the east side of the existing school building it is anticipated that there would be no impacts to views from the Myrtle Street Reservoir.

View protection from City-designated Scenic Routes is also encouraged<sup>10</sup> but there are no designated scenic routes in the vicinity of the site.

Views of designated historic structures are also a consideration<sup>11</sup>. However, there are no designated landmarks or historic structures on or adjacent to the project site.

There are no designated views of the Space Needle on or adjacent to the project site<sup>12</sup>.

**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.

Long-Term Light and Glare

Under the proposed **West Seattle Elementary School Addition Project**, there would be an increase in light and glare with the proposed building addition; however, this increase would be minimal and light and

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<sup>10</sup> Ord. #97025 (Scenic Routes Identified by the Seattle Engineering Department's Traffic Division) and Ord. #114057 (Seattle Mayor's Recommended Open Space Policies).

<sup>11</sup> Seattle Municipal Code Chapter 25.05.675 P.2.b.i.

<sup>12</sup> Seattle Municipal Code Chap. 25.05.675 P. and Seattle DCLU, 2001

glare levels would generally remain similar to the existing conditions. Light and glare sources 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. Shadows from the site would also increase with the construction of the new addition but would generally appear as a continuation from the existing building and would not represent a significant impact.

**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 and all exterior lighting would be shielded and directed toward the site to minimize light spillage. 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 substantially 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?**

The West Seattle Elementary School campus includes recreation areas that are generally located to the south of the existing building, including hard surface play areas, a playground/play structure, and a grass field; a small play area and play structure is also located to the immediate northwest of the existing building. The site of the proposed addition project is comprised of a grass area to the east of the existing building; however, this area is not utilized by the school as a formal recreation space. In total, approximately 119,150 sq. ft. of recreation space is currently located on the campus.

There are also several parks and recreation areas in the vicinity of the project site (approximately 1.0 mile), including:

- High Point Community Center is located immediately to the south of the site
- Walt Hundley Playfield is located immediately south of the site.
- The Myrtle Street Reservoir is located approximately 0.1 miles to the southwest.
- High Point Commons Park is located approximately 0.2 miles to the north.
- Orchard Street Ravine is located approximately 0.3 miles to the southwest.
- Viewpoint Park is located approximately 0.4 miles to the north.
- High Point Pond Park is located approximately 0.5 miles to the north.
- E.C. Hughes Playground is located approximately 0.5 miles to the southeast.
- Morgan Junction Park is located approximately 0.8 miles to the west.
- West Seattle Golf Course is located approximately 0.9 miles to the northeast.

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

Development of the proposed project would remove the existing grass area to the east of the existing building; however, this area is not utilized as a formal recreation space. The proposed project would result in an overall increase in the available recreation space on the campus as a result of the removal of the existing portables and other onsite development. Approximately 134,270 sq. ft. of recreation space would be provided on campus with the project (compared to approximately 119,150 sq. ft. under existing conditions), including an expanded and renovated hard surface play area, new play structures, a new student garden area, and a renovated grass field area. The project also includes an option for an approximately 3,000 sq. ft. covered play area in the southwest corner of the campus which would provide enhanced recreation opportunities during rainy days.

The proposed project also requires a land exchange with Parks to correct a 1987 land exchange that was not finalized. Both Parks and Seattle Public Schools believed the land to have been exchanged and have been using the parcels as reflected in the existing condition. The land exchange will not change the use or the amount of recreation space on the project site or on Walt Hundley Playfield.

- 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 increase the amount of recreation space on the campus (approximately 134,270 sq. ft. compared to approximately 119,150 sq. ft. under existing conditions). An expanded and renovated hard surface play area, new play structures, a new student garden area, and a renovated grass field area would be provided as part of the project; an option for a covered play area is also included.

No impacts to recreation would occur and no additional 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.**

The current West Seattle Elementary building was constructed in 1988 and is not listed on any national, state or local preservation registers. Per correspondence with the City of Seattle's Historic Preservation Coordinator, the building is not old enough to require a review for landmark nomination<sup>13</sup>. 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 structures are Gorst Field (located approximately 1.4 miles to the northeast) and the White Center Field House and Caretaker Cottage (located approximately 2.0 miles to the southeast), both of which are listed on the Washington Heritage Register (WHR) and the National Register of Historic Places (NRHP).

According to the City of Seattle Landmarks Map and Database (*City of Seattle, 2020*), the closest listed City of Seattle Landmarks are Fire Station 37 (located approximately 0.4 miles to the south) and the E.C. Hughes School (located approximately 0.5 miles to the south).

- 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.**

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<sup>13</sup> Personal correspondence with Erin Doherty, City of Seattle Historic Preservation Coordinator, March, 30, 2020.

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 moderate to high potential for archaeological resources based on the WISAARD predictive model.

However, a cultural resources assessment was completed for the project site (*Perteet, 2020*) and included an analysis of the natural and cultural setting, a discussion of previous cultural resource investigations in the site vicinity, review of geotechnical investigations on the site, and an on-site investigation. Onsite investigations were conducted on the project site, including a pedestrian survey of the site and three shovel probe subsurface investigations. Near surface deposits in all excavations were generally comprised of fill; glacial outwash was observed in one excavation at a depth of approximately 32 cm below ground surface. Two of the excavations were terminated before reaching glacial sediments due to the presence of buried large, non-diagnostic historical or modern artifacts and debris (one was suspected to contain asbestos and another a large piece of asphalt). Since fill directly overlaid glacial sediments, it is unlikely that any undisturbed native surfaces are present within the site area, and it is anticipated that there is a very low potential for encountering archaeological materials in the project site. As a result, no further archaeological assessments are recommended at this time (*Perteet, 2020*). See **Appendix F** for further details.

- 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.**

The DAHP website, WISAARD, and City of Seattle Landmarks website were 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 (*Perteet, 2020*). 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; and, on-site surface and subsurface investigations.

- 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.**

The Cultural Resources Assessment (*Perteet, 2020*) included the preparation of an Inadvertent Discovery Plan (IDP) which would be utilized as necessary during project construction. 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, an inadvertent discovery plan (IDP) has been prepared as part of the Cultural Resources Assessment (**Appendix F**) that details procedures that would be followed in the event that pre-contact or historic period cultural resources are inadvertently encountered during construction, including contacts with local tribes (Duwamish, Muckleshoot, Snoqualmie, Stillaguamish, Suquamish, and Tulalip Tribes) in the event of an inadvertent discovery.

#### 14. Transportation

A Transportation Technical Report for the **West Seattle Elementary School Addition Project** was prepared by Heffron Transportation, Inc. (*Heffron Transportation, 2020*). Information from the technical report is summarized in this section. See **Appendix G** 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.**

West Seattle Elementary School is located at 6760 – 34<sup>th</sup> Avenue SW in the West Seattle/High Point neighborhood of Seattle. The school is bounded by 34th Avenue SW to the west, 31st Avenue SW to the east, private residences to the north, and the High Point Community Center and Walt Hundley Playfield to the south.

A 44-space surface parking lot is located on the northwest corner of the site. It is accessed primarily by a driveway on 34th Avenue SW; there is also an access driveway on 31st Avenue SW but it is used only for outbound school buses and taxis during the school day.

The project would not change site access or neighborhood vehicular and pedestrian circulation patterns to and around the site.

- 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 site vicinity. The closest bus stops are located at 35th Avenue SW at SW Holly Street, about 650 feet west of the site, and on SW Sylvan Way at SW Holly Street, about 800 feet east of the school. These stops are served by Routes 21 and 128. Route 21 provides daily full-day service between Downtown, High Point, Roxhill, White Center, and Arbor Heights with headways (time between consecutive buses) of 15 minutes. Route 128 provides daily full-day service between Admiral District, Alaska Junction, High Point, White Center, Tukwila, and South Center with headways of 30 minutes.

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

A 44-space surface parking lot is located on the northwest corner of the site and parking is allowed along both the 31<sup>st</sup> Avenue SW and 34<sup>th</sup> Avenue SW frontages. The project would not change on-site or on-street parking.

An analysis of existing parking conditions and the expected change in parking demand due to the project was completed as part of the Transportation Technical Report for the project; the analysis was completed in accordance with the City's preferred methodology and requirements (see **Appendix G**). On-street parking utilization in the vicinity of the site is approximately 37 percent in the early morning and 36 percent during the school day with more than 350 unused spaces. Up to 10 additional parked vehicles generated by the additional staff and visitor parking demand may be added due to the project; this could be accommodated by the unused spaces and significant impacts to parking would not be anticipated.

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 G**).

- 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 (see **Appendix G**) conducted for this SEPA Checklist reflected conditions with the classroom addition and increased enrollment capacity up to 500 students (a net increase of about 73 students compared to winter 2020 enrollment). Based on daily trip generation rates published for elementary schools by the Institute of Transportation Engineers, the added capacity at West Seattle Elementary School is expected to generate a net increase of about 140 trips per day (70 in, 70 out). The peak traffic volumes are expected to occur in the morning just before classes begin (between 7:15 and 8:15 a.m.) and in the afternoon around dismissal (between 2:15 and 3:15 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 G**.

- 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.**

Construction is planned to begin in Summer 2021 with occupancy by Fall 2023. During construction, the students will be temporarily located at Schmitz Park Elementary.

The construction effort would include some earthwork to support site upgrades. Updated grading and truck trip estimates reflecting more



current project information were completed for this analysis. The project is estimated to require removal of about 5,000 cubic yards (cy) of material from the site. Assuming an average of 20-cubic yards per truck (truck/trailer combination), the excavation and fill would generate about 250 truckloads (250 trucks in and 250 trucks out). Without the trailer (10 cy per truck), the excavation and fill would generate approximately 500 truckloads (500 trucks in and 500 trucks out). The earthwork activities are expected to occur over about a 13-week duration. This would correspond to an average of 8 to 16 truck trips per day (4 to 8 in, 4 to 8 out) and 1 to 2 truck trips per hour during the earthwork transport. Estimated truck trips would be fewer than those analyzed in the Draft Checklist and 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. The number of workers at the project site at any one time would vary depending upon the construction element being implemented.

With the project, some traffic congestion is expected during school operations for the morning arrival and afternoon dismissal along roadways that surround the site, similar to existing conditions. However, while additional traffic and pedestrian activity would add small amounts of delay at area intersections during those periods, the intersections would continue to operate at acceptable levels with the project.

School-day parking demand would also increase with the project by up to 10 vehicles. New parking demand is expected to occur on-street in the surrounding areas and there is adequate on-street parking supply to accommodate the added demand associated with the project.

With the larger enrollment capacity, events could draw proportionately larger attendances. Based on the observed evening utilization of parking in the site vicinity (35 to 38 unused spaces on site, and on-street utilization of 36% with 368 unused spaces), there is adequate capacity to accommodate parking generated by typical events. Due to the relative infrequency of large events and the proportionally small project-related increase in demand (approximately 15 to 25 additional vehicles during large events with the project), the event-related parking impacts would not be considered significant.

Even though the proposed West Seattle Elementary School classroom addition project would not adversely affect the transportation system in the site vicinity, the following measure is recommended to reduce the traffic and parking impacts with the project.

- Construction Transportation Management Plan (CTMP) – The District would require the selected contractor to develop a CTMP that addresses traffic and pedestrian control during construction of the new facility. 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. 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 ***West Seattle 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 and staff on the site may result in incrementally greater demand for emergency services; however, it is anticipated that adequate service capacity is available within the High Point area to preclude the need for additional public facilities/services.

## 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

All utilities are currently 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 immediate vicinity that might be needed.**

Electrical (Seattle City Light) and telephone/internet (Comcast) would continue to be provided to the school and no new service connections would be required to serve the proposed addition.

Water service, sewer service and stormwater are provided by Seattle Public Utilities. Water service for the existing school is located on the west side of the main building and connect to an eight-inch water main in 34<sup>th</sup> Avenue SW. Domestic water service and fire service for the **West Seattle Elementary School Addition Project** would be provided through the connections within the existing building and would not require any upgrades. Sewer service is provided through existing side sewer connections which ultimately flow to the northeast to an eight-inch sewer main in SW Holly Street. It is anticipated that the proposed project would be served by an interior extension from the existing building; however, some existing sewer lines within the proposed building footprint area would need to be relocated as part of the project.

### 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:**

*David L. Jackson*

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**Name of Signee:**

David L. Jackson

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**Position and Agency/Organization:**

Project Manager, Seattle Public Schools

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**Date:**

October 16, 2020, Updated April 23, 2021

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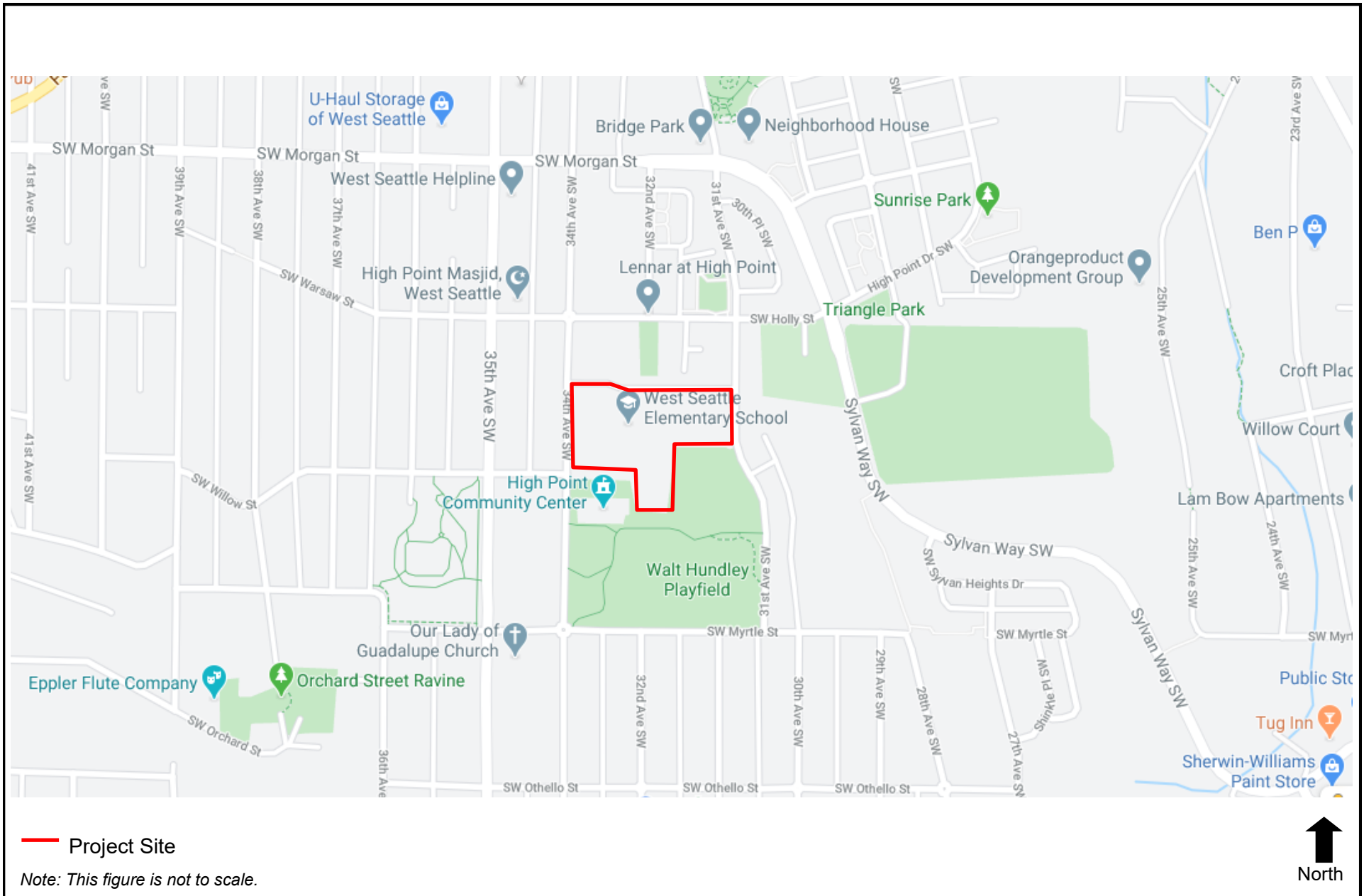
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## Figures

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## West Seattle Elementary School Addition Project Environmental Checklist



Source: Google Maps and EA Engineering, 2020

**Figure 1**  
Vicinity Map



## West Seattle Elementary School Addition Project Environmental Checklist

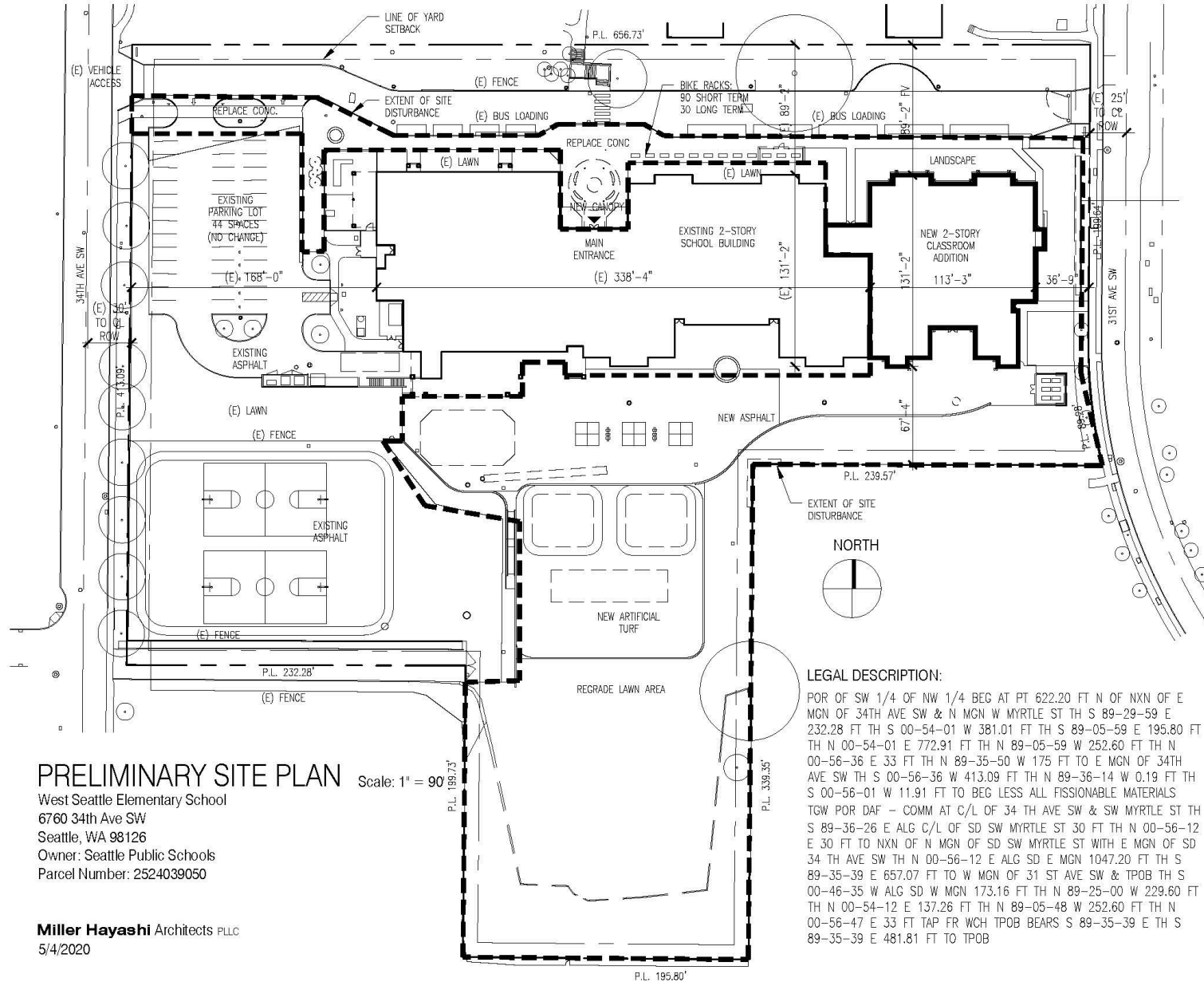


Source: Google Maps and EA Engineering, 2020

**Figure 2**  
Aerial Map



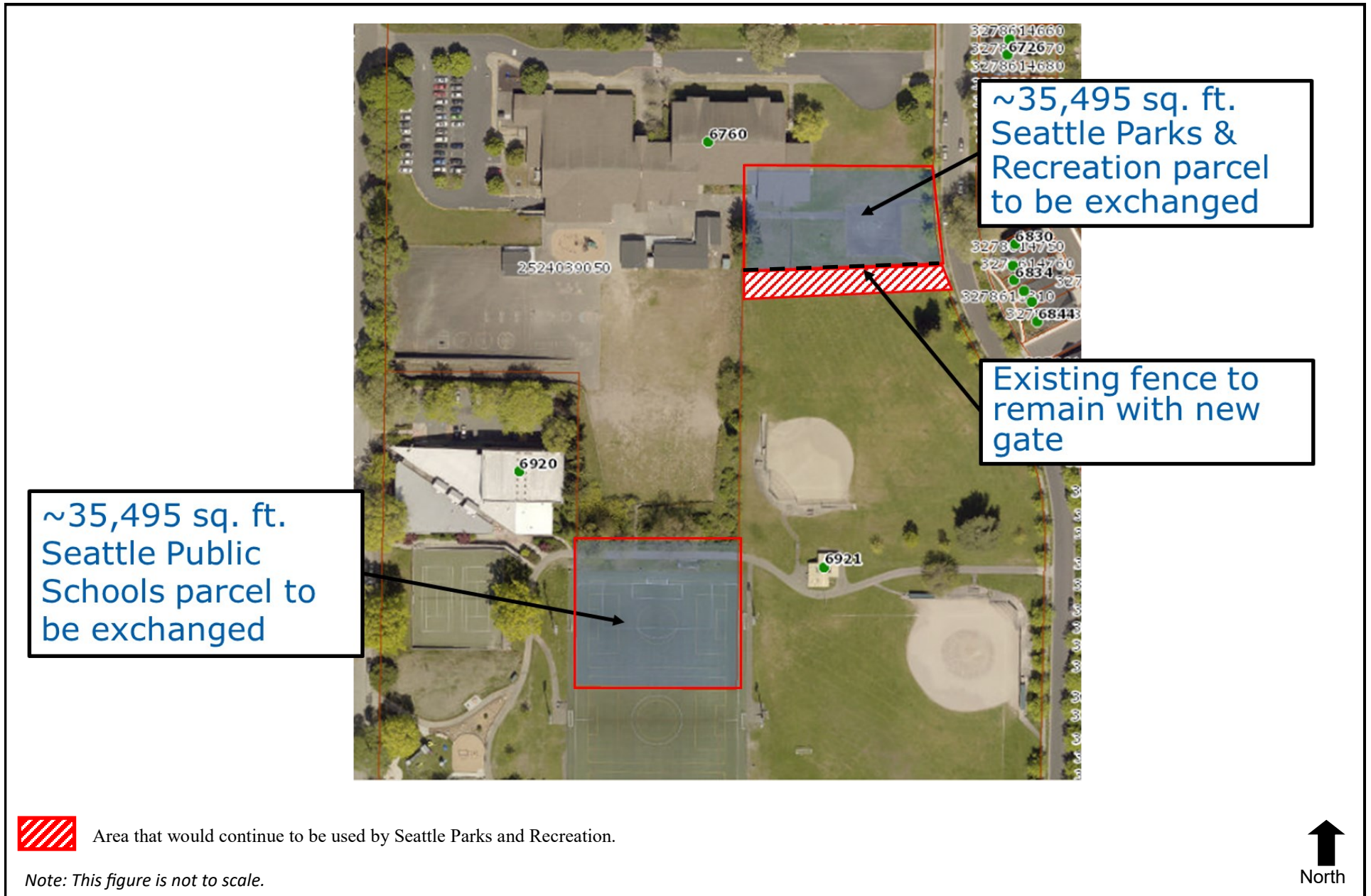
# West Seattle Elementary School Addition Project Environmental Checklist



Source: Miller Hayashi Architects, 2020

**Figure 3**  
Site Plan

# West Seattle Elementary School Addition Project Environmental Checklist



Source: Seattle Public Schools, 2021.

**Figure 4**  
Land Exchange

# GEOTECHNICAL REPORT

# **CONSTRUCTION BEST MANAGEMENT PRACTICES**

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# **GREENHOUSE GAS EMISSIONS WORKSHEET**

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# TREE INVENTORY AND ARBORIST REPORT

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# **LIMITED HAZARDOUS MATERIALS BUILDING SURVEY REPORT**

# **CULTURAL RESOURCES ASSESSMENT**

**(On-File with Seattle Public Schools)**



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# TRANSPORTATION TECHNICAL REPORT

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# **PUBLIC COMMENTS AND RESPONSES**