Concord International Elementary School Puma Playfield and Site Improvements Project

Draft Project SEPA Checklist

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

Conrad Plyler
Project Manager, Capital Projects
caplyler@seattleschools.org

While the Concord International Elementary School Puma Playfield and Site Improvements Project Draft State Environmental Policy Act (SEPA) Project Checklist is accessible and Americans with Disabilities Act (ADA) compliant, the attached figures and appendix that support the checklist contain complex material that is not accessible. The following is a description of what is contained in the figures and appendix:

Figure 1, Vicinity Map. Figure 1 is an aerial photograph of the Concord International Elementary School including its surrounding neighborhood. The project parcel is outlined in red. There is an inset map showing where the site is located within the city of Seattle.

Figure 2, Proposed Site Plan (subject to change). Figure 2 provides a conceptual drawing of the proposed new configuration of the Puma Playfield and site improvements, including entry ways, stairs, and landscaping.

Appendix A: Greenhouse Gas Emissions Worksheet prepared by ESA. The worksheet is a table listing the lifespan emissions ($MTCO_2e$) for an education building per thousands of square feet.

This concludes the description of the Draft SEPA Checklist figures and appendix for the Concord International Elementary School Puma Playfield and Site Improvements Project SEPA Checklist.

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Draft SEPA Checklist

May 2023

PREPARED FOR:

SEATTLE PUBLIC SCHOOLS
2445 THIRD AVENUE SOUTH
SEATTLE, WA 98134

PREPARED BY:

ESA
2801 ALASKAN WAY, SUITE 200
SEATTLE, WA 98121

CONTENTS

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ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of the proposed project, if applicable:

Concord International Elementary School Puma Playfield and Site Improvements Project (the Project)

2. Name of applicant:

Seattle Public Schools (SPS)

3. Address and phone number of applicant and contact person:

Conrad Plyler
Seattle Public Schools, Seattle School District No. 1
2445 3rd Ave S
Seattle, WA 98134
206.252.0662

4. Date checklist prepared:

May 2023

5. Agency requesting checklist:

Seattle Public Schools (SPS)

6. Proposed timing or schedule (including phasing, if applicable):

Construction is anticipated to occur in summer 2025.

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

There are no plans for future additions or expansion related to this proposal.

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

- Archaeological Resources Assessment, ESA, 2023, (prepared for Executive Order 21-02 compliance; in progress)
- *Supplemental Geotechnical Investigation, Proposed Renovation of Concord Elementary School*, Landau Associates, Inc., September 16, 1998
- Civil Basis of Design, Environmental Works, 2023 (Environmental Works 2023a)
- Schematic Design Report, Environmental Works, 2023 (Environmental Works 2023b)

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.

No other government approvals of other proposals directly affecting the property are known to be pending.

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

The following permits/approvals may be required for this project:

- City of Seattle Building Permit
- Governor's Executive Order 21-02 (as required by the Washington State Recreation and Conservation Office [RCO])

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

Project Background

Seattle Public Schools (SPS) is proposing to improve a grass field and asphalt track on the eastern portion of the Concord International Elementary School campus (see **Figure 1**). The Concord International Elementary School Parent Teacher Association (PTA) received funding from the Seattle Parks Foundation for community engagement, outreach and redesign of the Puma Playfield, and site improvements to accommodate a variety of uses and types of play. The Concord International Elementary School Puma Playfield and Site Improvement Project (the Project) was led by the Concord PTA and SPS, with Environmental Works as the lead designer. The project visioning and design process included community meetings and input from Concord International Elementary School staff, students, parents, the Duwamish Tribe, and community members.

Proposed Project

The Concord International Elementary School campus is roughly 3.5 acres; the anticipated project limits would include the approximate 0.72 acres on the eastern portion of the school campus. Improvements at the Puma Playfield would include installation of new synthetic turf with cork and sand infill surrounded by concrete benches and a porous asphalt walking/jogging path; installation of new bioretention areas that may include a detention tank and rain garden; installation of new benches; new picnic tables; a natural learning area; and new play surfacing and equipment on the northern slope of the project area, including a slide, climbing area, and amphitheater seating. Additional tree and shrub plantings are proposed in landscape areas. A natural surface field and landscaped grass mounds would be planted adjacent to the synthetic turf field with cork and sand infill. Installation of the natural learning area would include a picnic table and log seating, boulders, and landscape beds with trees and shrubs. A new entrance with an accessible ramp would be installed at the southeast corner of the site. Existing landscape beds would be restored by removing weeds by hand and adding

mulch (Environmental Works 2023b). Fencing would be removed, relocated, or installed as needed.

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

The school is located at 723 S Concord St in Seattle, Washington. The site is bounded on all sides by single-family residences, with S Concord St to the north, 8th Avenue S to the east, S Henderson St to the south, and 7th Avenue S to the west. W Marginal Way S (Highway 99) is located approximately one block east of the school. The site is located in Section 32, Township 24, Range 4. The site is made up of the following parcels and legal descriptions (King County 2022; King County Department of Assessments 2022) (**Figure 1** and **Figure 2**).

- **7885100255.** SOUTH PARK RESERVE REPLAT OF & ALL 21 THRU 48 & VAC ALLEY ADJ. Plat Block: 2, Plat Lot: 1 THRU 16.
- **7885100290.** SOUTH PARK RESERVE REPLAT OF. Plat Block: 2, Plat Lot: 17-18.
- **7885100300.** SOUTH PARK RESERVE REPLAT OF. Plat Block: 2, Plat Lot: 19-20.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

The Project area is flat. There are grades leading to the Project area from the school building and grades leading from the playfield to the adjacent streets.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

The steepest slope of the site is approximately 56 percent according to the SDCI GIS database. There are steep slopes mapped to the east of the school building, leading down from the concrete playfield and school building to where the current playfield is located (SDCI 2022). The Project area is accessed by stairs and an accessible ramp. Current SDCI GIS maps do not accurately depict current steep slope locations. Existing steep slopes will not be impacted by Project activities.

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.

Landau Associates, Inc. completed a supplemental geotechnical investigation (Landau 1998) that included drilling borings to depths between 9 and 14 feet below 1998 site grades. Boring B-1 characterized the soil as containing topsoil; fine to medium sand with fine gravel; fine to medium sands; and sandstone. The soil profile for boring B-2 characterized soils as containing topsoil; silty fine sand with iron stains; silty fine to medium sand, grading to medium sand; and fine to medium sand. The USDA's NRCS site lists the site as Urban Land-Alderwood Complex, which contains glacial drift and/or glacial outwash over dense glaciomarine deposits as the parent material (NRCS 2023).

The project area does not contain agricultural lands of long-term commercial significance.

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

The site is not located in a potential slide area or area with known slides in the past (SDCI 2023).

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

Approximately 1,100 cubic yards (cy) of soil would be graded and exported from the site and approximately 350 cy of fill would be utilized. Imported fill material to the site is anticipated to be sourced from a City of Seattle approved location

by the contractor and would be approved by the City as a clean source. Excavated material would be disposed of at an approved off-site facility or used as fill material for landscaped areas in the south and northwest portions of the site (Environmental Works 2023b).

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

Construction activities at the site would expose soils, increasing the potential for soil erosion; however, the implementation of Erosion Control Measures and the implementation of best management practices (BMPs) during construction would mitigate potential impacts.

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

Approximately 44 to 58 percent of the 0.72-acre project would be covered with impervious surfaces, including synthetic turf with cork and sand infill and concrete paths, after project construction. Porous asphalt, which is considered pervious, may be used for the jogging path.

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

Temporary erosion and sediment control (TESC) best management practices would be employed during construction activities to ensure that sediment is not deposited onto City streets or allowed to flow into stormwater conveyance facilities. Planned measures include installing catch basin filter socks in existing catch basin structures, straw wattles, silt fencing, and interceptor swales setup around perimeter to capture and keep construction stormwater on-site and routed to sediment settlement tank(s). All construction activity and disturbance would be limited to within the Limit of Work. Staging and laydown areas for construction equipment and materials would occur within the Limit of Work. Construction access would be located on S Concord St at the existing north entrance. The TESC plan would be prepared in accordance with the requirements of the City's adopted stormwater manual.

2. Air

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

Project activities would produce air emissions during construction. Construction of this project using heavy machinery could generate vehicle emissions, fugitive dust, and odors.

Another consideration regarding air quality and climate relates to greenhouse gas (GHG) emissions. To evaluate climate change impacts of the proposed

project relative to the requirements of the City of Seattle, a Greenhouse Gas Emissions Worksheet has been prepared (**Appendix A** of this Environmental Checklist). This Worksheet estimates the emissions from the following sources: embodied emissions, energy-related emissions, and transportation related emissions. Approximately 4,123 square feet of concrete (outdoor learning area, stairs, and ramp), roughly 4,578 square feet of porous asphalt (walking/jogging path), 1,241 square feet of play surfacing, and 10,360 square feet of synthetic turf with cork and sand infill with underdrains (considered impervious per City stormwater code) are proposed to be constructed for the project (Civil Basis of Design 2023).

In total, the estimated lifespan emissions for the proposed project would be approximately 435 metric tons of carbon dioxide equivalent ($MTCO_2e$). While lifecycle assessments of synthetic turf fields with cork infill are not readily available, the magnitude of the emissions are expected to be well below that of a TRC turf. Lifecycle emissions from a TRC turf are primarily from the production (e.g., oil and gas industry contributions) and disposal phases of the product's life. For cork, the primary source of GHG emissions are expected to be in product handling and transport which would occur regardless of turf type. The proposed cork turf field is not expected to cause a significant increase in the field's overall GHG footprint. For reference, Ecology's threshold for potential significant GHG emissions is 25,000 $MTCO_2e$ annually (King County 2007). Therefore, the proposed project would not be anticipated to generate a significant amount of GHG emissions.

Note gravel, synthetic turf, asphalt, and the removal of grass are not considered in the Greenhouse Gas Worksheet. The use of a synthetic turf field will not result in emissions from lawn mowing and maintenance that occurs with a grass field.

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

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

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

Emissions may be experienced during construction and would be short-term and temporary. Because impacts to air are not anticipated, there are no proposed measures to reduce or control emissions.

3. Water

a. Surface Water

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

There are no surface water bodies on or in the immediate vicinity of the site. According to the US Fish and Wildlife Service Wetlands Mapper, the nearest surface water bodies include the Duwamish River approximately 0.7 miles to the east and an unnamed 0.8-acre freshwater forested/ shrub wetland approximately 0.15 miles to the west (USFWS 2023a).

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The project would not require any work over, in, or adjacent to water or wetlands.

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 surface water or wetlands.

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

The project would not require surface water withdrawals or diversions.

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

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Maps, the site is not located within the 100-year floodplain (FEMA 2023).

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not include any discharges of waste materials.

b. Groundwater

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

Groundwater would not be withdrawn from a well for drinking water or other purposes. Water would not be discharged to groundwater.

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

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

c. Water Runoff (including stormwater)

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

Currently, stormwater from the building roofs and impervious surfaces on the eastern side of the campus drains beneath part of the existing grass playfield into a single catch basin on the easternmost part of the property, as well as a lateral detention system located on the NE corner of the site, then is conveyed to a combined sewer system located in the street. However, there is no functional underdrainage for the majority of the grass field, so water is presumed to sheet flow across the field during storm surges (DSO 2023).

Runoff from building roofs and existing impervious surfaces would be unchanged from current conditions. Stormwater runoff would be collected in Type 1 and 2 catch basin structures and the proposed playfield underdrain system and routed to a proposed bioretention area located downslope, to the east side of the fields. The proposed detention tanks would have a total volume of approximately 366 cubic yards.

The detention system would discharge stormwater at a controlled rate to the combined sewer system located in 8th Ave S located east of the project site.

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

No waste material would be discharged to 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.

Drainage patterns in the vicinity of the site would not be impacted.

Drainage of all new surfaces would be mitigated on site. The project involves the installation of approximately 8,709 square feet of synthetic turf with cork and sand infill: 3,659 square feet would consist of hillside and play mound, which would be impervious and 5,050 square feet would be playfields with drainage underneath. The playfields would drain to a crushed rock base and then to a subdrainage collection system of 4-inch perforated pipes in gravel trenches that are connected to the storm tech chamber stormwater detention system.

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

SPS would identify site-specific BMPs in the construction contract documents that the construction contractor would be required to implement to reduce potential impacts to surface and ground water quality.

4. Plants

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

An area of approximately 18,519 square feet of poorly drained grass and perimeter landscape areas would be cleared and grubbed and replaced with a mix of various improvements, including approximately 7,430 square feet of natural vegetation (including native plants and pollinator pathways), 1,977 square feet of natural surfacing, 734 square feet bioretention cells, four new trees, and 8,709 square feet synthetic turf playfield, play mounds, and hillside

play with cork and sand infill. The current approach is to preserve, protect, and/or relocate all existing trees. Additional landscaping on the site would provide more habitat, shade, stormwater mitigation, tree canopy, and generally enhance vegetation.

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

No threatened or endangered plant species are known to be on or near the site (WDFW 2023 and USFWS 2023b).

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

A landscaping plan would be prepared for the site prior to construction. Additional proposed measures to preserve and enhance vegetation may include the following:

- Plant material selection would draw from the regional character and include drought-tolerant, native, and adapted plants selected for suitability in the Puget Sound Lowlands, including trees, shrubs, and groundcovers.
- Existing soils would be amended and mulched to ensure the long-term health and success of the investments made in new landscape areas.

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

King County iMap does not map any noxious weeds as occurring on the site (King County 2023b).

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site:

The site is located in an urban residential neighborhood and typical animals found there are squirrels, raccoons, opossums, rabbits, and rodents.

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

No threatened or endangered plant species are known to be on or near the site.

According to the Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) program maps, there are no listed species on the project site (WDFW 2023). The U.S. Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) online tool does not designate critical habitat for threatened or endangered species on the site (USFWS 2023b). The IPaC online tool does map north American wolverine, marbled murrelet, yellow-billed cuckoo, and monarch butterfly, all species listed as Threatened, as occurring within the region. However, suitable habitats for these species such as old-growth forests, riparian forests, and/or large prairies do not exist on-site or in the vicinity. There

are no other threatened or endangered species known to be on or near the project site. Therefore, the potential for threatened or endangered animal species to be present is low.

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

The Puget Sound area is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends from Alaska to Mexico and South America. No portion of the proposed project would interfere with or alter the Pacific Flyway (USFWS 2023b).

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

New trees and native plants would enhance habitat for wildlife.

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

Invasive animal species in the area include Norway rat, raccoon, opossum, and rodents that are typically found in urban areas.

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 for pedestrian lighting and utilities would be required for the completed project.

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

The project is located at an existing school site and would not affect the use of solar energy by adjacent properties.

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

Energy-efficient LED lightbulbs would be used for lighting and would not significantly increase energy needs in the project area. In addition, SPS follows Superintendent Procedure 6810SP for Natural Resource Conservation, which includes sustainable measures and practices for the use of lighting and long-term resources conservation (SPS 2022).

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 because of this proposal? If so, describe.

The project site is not listed as contaminated on the Washington State Department of Ecology (Ecology) website and no Underground Storage Tanks are known to be located on or near the site.

There are fourteen sites undergoing or awaiting cleanup within a 0.5-mile radius of the project site (Ecology 2023a). Due to its industrial history, there are dozens of sites in South Park with known environmental contamination from PCT, PCBs, methane, cPAHs, pesticides, petroleum products, dioxins, metals, inorganic compounds and semivolatile organic compounds (EPA 2001; Ecology 2021).

Five miles of the Lower Duwamish Waterway were designated a Superfund site by the EPA in 2001. There are a total of 16 cleanup sites managed by Ecology along the Lower Duwamish Waterway and five sites managed by EPA, the nearest of which, South Park Marina and Port of Seattle Terminal 117, are located approximately 1 mile from Concord (Ecology 2023b).

As with any construction project, there is the potential for accidental spills of hazardous materials from construction equipment and vehicles. Spilled materials could include fuels, lubricants, solvents, antifreeze, and similar materials. If not contained, these contaminants could enter groundwater or surface water.

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

The Concord International Elementary School site is not known to have contamination from present or past uses (Ecology 2023a).

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.

There are no known existing hazardous chemicals or conditions that would affect project 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.

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

4. Describe special emergency services that might be required.

The project would not require any special emergency services.

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

Care would be taken during construction to avoid spills or leaks of petroleum-based products or chemicals used for construction. No hazardous materials would be used in any components of the completed project. Synthetic turf with cork and sand infill from the brands FieldTurf and AstroTurf that may be used for playfield surfacing

was tested and found to not contain any PFAS, PFOS, or PFOASs above laboratory reporting limits (Teter 2019; AstroTurf 2019).

b. Noise

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

The site receives noise from sources that include traffic from Highway 99 and State Route 509, as well as overflights associated with Boeing Field and Sea-Tac International Airport. The City of Seattle regulates noise via the Seattle Noise Ordinance (SMC 25.08). The ordinance sets a limit for exterior sound levels based on land use, establishes quiet hours, and prohibits construction and maintenance activities during certain hours of the day.

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

Construction: Upgrades to the existing playfield would generate short-term noise. Heavy construction equipment would be used and may include track hoes, back hoes, dump trucks, and forklifts. Construction would take place over the summer while school is not in session. Noise would not exceed allowed sound levels for construction and would be limited to permitted construction hours described in the Seattle Noise Ordinance (SMC 25.08.425).

Playfield Operations: Use of the playfield would be audible to neighbors but is expected to be similar to existing noise levels since there is currently a playfield in use at the site. Noise sources from elementary school activity typically include student voices, school bells, regular vehicular traffic, and building mechanical equipment. Noise during use of outdoor physical space is expected to be similar to existing levels. Noise generally occurs during normal school operating hours (approximately 8:55 a.m. to 3:25 p.m.).

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

General measures that may be imposed on the project to reduce or control noise impacts may include those listed below:

- Construction equipment is maintained in good condition and equipped with mufflers. If feasible, stay away from noise sensitive receivers. Vehicle idling should be minimized by turning off engines when not in use.
- Residents in the vicinity of the school should be notified before construction starts.

- Construction activities would be restricted to hours designated by SMC 25.08.425. The Seattle Land Use Code allows construction equipment operations between the hours of 7 a.m. and 10 p.m. on weekdays and 9 a.m. and 10 p.m. on weekends and holidays. Construction would generally occur between 7 a.m. and 5 p.m. on weekdays. Construction occurring at night or on holidays is not currently planned. Weekend construction could occur in some cases.
- If construction activities exceed permitted noise levels, SPS would instruct contractors to implement measures to reduce noise impacts to comply with the noise ordinance, which may include additional muffling of equipment.
- School operations would adhere to the Seattle Noise Ordinance.
- The code further regulates noises considered "unreasonable" including "loud and raucous, and frequent repetitive or continuous sounds made by the amplified or unamplified human voice" between the hours of 10 p.m. and 7 a.m. During these hours, the maximum allowable noise from one property to another within residential districts is reduced to 45 Leq (dBA) (i.e., Equivalent Continuous Sound Pressure Level, A-weighted decibels).

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 is currently used and would continue to be used as an elementary school with a playfield. The school building and playfield are surrounded on all sides by residential uses. West Marginal Way South (Highway 99) is located one block west of the site. Marra-Desimone Park, owned by Seattle Parks and Recreation, is located one block southeast of the project site. The proposal would not affect current land uses on nearby or adjacent properties.

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

The site has been developed as a school since 1912. The site is not used for working farmland or working forest lands.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

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

c. Describe any structures on the site.

The Concord International Elementary School site includes the Puma Playfield and the west-adjacent elementary school (this building totals approximately 26,366 square feet). No changes are proposed to the elementary school structure.

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

No structures would be demolished. Fencing at the site may be removed, relocated, or installed as needed.

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

The site is currently zoned as a Residential Small Lot (RSL), a neighborhood residential zone (SDCI 2023). Public schools and accessory uses, including playfields, are permitted in all neighborhood residential zones as per Seattle Land Use Code (SMC 23.51B.002).

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

The City of Seattle Comprehensive Plan designates the site area as a Residential Urban Village (OPCD 2021).

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

The project site is not within a Shoreline Master Program designated area (SDCI 2023).

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

There are steep slopes (greater than 40 percent) on the site that have been classified as critical areas by the city (SDCI 2023).

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

The completed project would not create or eliminate any jobs at Concord International Elementary School. No people would reside or work on the Project area since it would be used exclusively for recreation purposes.

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

The completed project would not displace any people.

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

No displacement would result from this project; therefore, no mitigation measures have been proposed.

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

The proposal is consistent with existing allowable land use of the site as a school with outdoor play areas and falls under the permitted uses in the Seattle Land Use Code (23.51B.002).

The proposal is also compatible with projected land use, as the site would continue to be used as an improved playfield area for an elementary school. A stated goal for the project is to enhance recreational opportunities for young people who live in the area and attend elementary school (Environmental Works 2023a).

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The site is not located near any agricultural and forest lands of long-term commercial significance; therefore, no mitigation measures are proposed.

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.

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

No housing units would be eliminated.

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

No housing would be created or eliminated; therefore, no measures are proposed.

10. Aesthetics

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

The tallest object would be the entry arbors, which are designed to be approximately 12.5 feet tall.

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

No views in the immediate vicinity would be altered or obstructed. Views in the nearground would be enhanced due to the variety of landscapes and play areas associated with the project design.

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

No views would be greatly altered; therefore, no measures are proposed. Landscaping, art, and a variety of play areas and outdoor furniture are proposed to provide a more diverse viewshed (Environmental Works 2023a).

11. Light and Glare

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

Approximately twelve new light fixtures, measuring approximately 12 to 14 feet in height, used for pedestrian lighting would be installed around the walking path and at the south and southeast entrances. The lighting would not produce glare, and lighting would be used only in the evening.

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

Lighting would be limited to pedestrian lighting. There would be no lighting or sources of glare that would create safety hazards 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 would affect this proposal.

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

Impacts from light and glare are not anticipated; therefore, no measures to reduce or control light and glare impacts have been developed.

12. Recreation

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

Recreation opportunities on the Concord International Elementary School site currently include the existing grass playfield and asphalt track on the east side of the school property, and existing play structures and paved playground on the south side of the school property.

Parks and recreational opportunities in the vicinity of the Concord International Elementary School site include the following:

- **Marra-Desimone Park.** Located 0.1 mile southwest of Concord International Elementary School at 9026 4th Ave S., the city-owned park includes grass

fields, walking paths, and the 4-acre Marra Farm, the largest urban farm in Seattle (SPR 2023).

- **South Park Meadow.** Located 0.3 miles south, the small city-owned park is a grassy meadow that is not used for programming.

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

No recreational uses would be displaced as a result of this project. Construction would take place during the summer when school is not in session and is therefore not likely to displace existing recreational uses. Recreational users may decide to use Marra-Desimone Park temporarily, which is within a short walking distance from the playfield.

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

The plans include improved outdoor recreation space for the students including the installation of a new synthetic turf with cork and sand infill, natural learning areas, walking paths, and new play equipment. The project would enhance recreation opportunities for students at Concord International Elementary School and residents of South Park.

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? If so, specifically describe.

There are no buildings, structures, or archaeological sites located on or near the Project area that are currently listed in the National Register of Historic Places (NRHP), Washington Heritage Register.

The Concord International Elementary School is listed by Seattle Landmarks List in association with the elementary school designation and associated outdoor area (DAHP 2023; Seattle Department of Neighborhoods 2023).

Directly west of Project area is Concord International Elementary School, which was constructed in 1912 and opened in 1914. It was designed by Edgar Blair in the Colonial Revival style (Erigero 1989; Thompson and Marr 2002). The School is a designated Seattle Landmark (Gordon 1998). To date, no NRHP eligibility recommendation or determination has been made for the school (DAHP 2023). Puma Playfield was added in 2000 as part of a Concord Elementary addition project and is therefore less than 45 years old.

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.

SPS is currently preparing an Archaeological Resources Assessment report for the project. The Assessment will include a pedestrian survey of the Project area. To date, there are no archaeological sites, cemeteries, or traditional cultural properties within or adjacent to the Project area that have been recorded with DAHP (DAHP 2023).

More than 25 cultural resources assessments have been completed within 1 mile of the Project area, and there are nine recorded archaeological sites located between 0.35 and 1.0 mile of the project site (DAHP 2023). The recorded sites date to both the precontact-era and historic-era; one has been determined eligible for listing in the NRHP.

The nearest assessments to the Project area were carried out approximately 0.25 miles north/northwest and consisted of archaeological monitoring for geotechnical boring (Lockwood and Hoyt 2014; Lockwood and Ostrander 2014). One of the surveys identified a historic-era archaeological isolate along the west bank of the now-filled old river channel (known in Lushootseed as Lwalb meaning “Abandoned”).

The project location is classified in the DAHP Statewide Predictive Model as Very High Risk for containing precontact-era archaeological resources (DAHP 2023). However, the Project area has been subject to prior development.

The Project is located within the ancestral lands of the Duwamish people, whose traditional language is Southern Lushootseed and who are part of a larger cultural group known generally as the Southern Coast Salish people (Lane 1975a; Suttles and Lane 1990). The Southern Coast Salish group encompasses the Duwamish, Snoqualmie, Suquamish, and Tulalip Tribes, and additional groups in the Puget Sound region whose ancestral lands were primarily farther from the project site: the Puyallup, Nisqually, and Squaxin people (Suttles and Lane 1990). The memberships of the Snoqualmie, Suquamish, Muckleshoot, and Tulalip Tribes include successors of the Duwamish at the time of the 1855 Treaty of Point Elliott (Lane 1974; Lane 1975b; Lane 1988; Miller and Blukis Onat 2004:24–25, 56–108; Muckleshoot Indian Tribe 2023; Suquamish Tribe 2023). The Duwamish, Snoqualmie, and Suquamish Tribes state they have been in the Puget Sound region since time immemorial; this is also supported by archaeological evidence within the region (Duwamish Tribal Services 2018; Kopperl et al. 2016; Snoqualmie Indian Tribe 2020; Suquamish Tribe 2023; Tulalip Tribes 2023).

The Project is located on a hill within an area known in Lushootseed as Qeeyawálapsub meaning “Beach Worm’s Throat” (Thrush 2007:241, no. 78). A variant orthography and translation is Qiyawa'lapsE meaning “Eel’s Throat”

(Hilbert et al. 2001:120, 125, no. 187; Waterman 1922:193–194, no. 137). The name refers to the large flat landform containing three hills within today's South Park neighborhood.

Approximately nine additional named places are documented within one mile of the Playfield, along the original banks of the Duwamish River. These places refer to geographical features, resource gathering locations, locations of myth time events and spiritual beings, canoe portages, and former village sites. Many more such places are located beyond one mile throughout the Duwamish River Valley (Thrush 2007:246).

The Project area is within the Augustus Hograve (also known as Hogreve) land claim, a German immigrant who moved to the Duwamish River in 1852 and started a farm in what is now South Park (Veith 2009:23). After his death, Hograve's land transferred to James McKay in 1861. The Hograve-McKay claim became the core of the South Park community when platted in 1890 as the South Park Addition; it is now home to the southern half of today's South Park (Anderson Map Company 1889; Anderson Map Company 1890). South Park was incorporated as a Town in 1902 and was annexed by Seattle in 1907 (Seattle Municipal Archives 2023).

Prior to construction of the school, historical maps and aerial imagery document a single-family dwelling in the northwest corner of the Playfield at 751 S Concord Street present since at least 1908 until its demolition in 1999 (Baist Map Company 1908, 1912; King County 2023; Kroll Map Company 1920; NETRonline 2023; Pacific Aerial Surveys 1937; Sanborn Fire Insurance Company 1917, 1950; Seattle Department of Streets and Sewer Card 3728-2; Sullivan 1991; USGS Earth Explorer 2023 [1968, 1969, 1977, 1991]). In the southeast corner of the Playfield once stood a portable building with plumbing that housed a day care center, in place sometime after 1980 until it was removed in 1999 (Landau Associates 1998; Seattle Department of Streets and Sewer Card 4421-2). In addition, Seattle Department of Streets and Sewer records include an annotated note stating that an "(abandoned) Army Sewer" once stood in the south half of today's Playfield (Lots 25–30); footprints of four buildings and a networked side sewer system appear on records with a permit issued to the U.S. Army in April 1942 (Card 992 and Card 4421-2). No map or aerial imagery could confirm the presence of these four buildings, but it appears that the sewer was in fact installed based on an inspection made by a City employee in 1942. It is possible, but cannot be confirmed, that remnants of this system are still present in this area.

In 2000, SPS acquired property for the construction of an addition on the east side of Concord International Elementary as well as development of the Puma Playfield. In advance of this, the ca. 1908 residence at 751 S Concord Street was demolished and the parcel became the northwest corner of today's Playfield. A second ca. 1908 residence was also demolished for that project; this was on the parcel directly west of today's playfield (formerly 743 S Concord Street), within

the footprint of the 2000 addition. When Puma Playfield opened it featured a single concrete path leading along the north and west sides, which is still present. A track was added between 2009 and 2012 that is also still present. Minimal alterations appear to have been made since.

The Project area is underlain by Pleistocene-aged glacial recessional outwash that is classified on geological maps as "graded" (Troost and Booth 2008). A geotechnical study prepared in 1998 for the 2000 school addition project provides additional information about the geological conditions of the Puma Playfield (Landau Associates 1998). A total of 14 hollow-stem auger borings were conducted: 12 within the footprint of Concord International Elementary School and two within the Puma Playfield area. One boring (B-1) in the Puma Playfield area contained 7.5 feet of sand overlying sandstone, while the other (B-2) contained 4.5 feet of possible fill overlying sand. Borings within the school footprint contained 3.0 to 7.5 feet of fill overlying sand with gravel. The sand with gravel is consistent with glacial recessional outwash. None of the boring descriptions notes the presence of any cultural materials, or potential indicators of past cultural activity such as charcoal, burned soils, or organic soils. Nor do any of the boring descriptions note the presence of any buried layers (paleosols) representing former ground surfaces.

Site preparation for construction of the school and playfield is interpreted to have involved stripping of topsoils across the property, with backfilling in some areas. Because site preparation for original school and playfield construction appears to have removed the topsoil, the potential for the project site to contain intact archaeological sites appears low.

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.

SPS contacted the cultural resources technical staff at the Duwamish Tribe, Muckleshoot Indian Tribe, Snoqualmie Indian Tribe, Suquamish Tribe, and Tulalip Tribes via email on March 17, 2023, requesting any tribal knowledge of the project location for consideration as part of the SEPA review and for inclusion in the Archaeological Resources Assessment report.

In addition to this, the following information was reviewed: previous archaeological survey reports and property inventories (DAHP 2023; Sullivan 1991), historical maps (Anderson Map Company 1889, 1890; Baist Map Company 1908, 1912; Bortleson et al. 1980; Kroll Map Company 1920; McKee and Reynolds 1894; U.S. Surveyor General 1861), government landowner records (U.S. Bureau of Land Management 1995), aerial imagery (USGS Earth Explorer 2023; NETRonline 2023; Pacific Aerial Surveys 1937), published ethnographies and regional histories (Bagley 1916; Burke Museum 2019; Duwamish Tribal Services 2018; Hilbert et al. 2001; Kopperl et al. 2016; Lane

1975; Phelps 1978; Suttles and Lane 1990; Snoqualmie Indian Tribe 2020; Thompson and Marr 2002; Thrush 2007; Tulalip Tribes 2023; Veith 2009; Waterman 1922; Zahler et al. 2006), City records (Gordon 1998; Seattle Department of Neighborhoods 2023; Seattle Municipal Archives 2023), and geological reports (Landau Associates 1998).

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.

Due to the low potential for intact archaeological deposits, ESA is not recommending a preconstruction subsurface archaeological survey. SPS has prepared an archaeological resources Inadvertent Discovery Plan for use during project construction and will ensure that the contractor receives cultural resources orientation prior to beginning ground disturbance. SPS will notify the Duwamish Tribe, Muckleshoot Indian Tribe, Snoqualmie Indian Tribe, Suquamish Tribe, and Tulalip Tribes in advance of construction, and invite them to observe the work. At all times during construction, state laws regarding cultural resources, including Archaeological Sites and Resources (RCW 27.53), Indian Graves and Records (RCW 27.44), Human Remains (RCW 68.50), and Abandoned and Historic Cemeteries and Historic Graves (RCW 68.60), are in force if archaeological sites or human remains are discovered. Based on the result of the analysis, measures to avoid, minimize, or compensate for the loss of, changes to, and disturbance to resources would be determined based on the nature, location, and potential impacts on any archaeological resource.

14. Transportation

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

The existing Concord International Elementary School is bounded by South Concord Street to the north, 8th Avenue South to the east, South Henderson Street to the south, and 7th Avenue South to the west. West Marginal Way South (Highway 99) is located approximately one block east of the school.

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

Public transit is limited in the immediate site vicinity. King County Metro Transit (Metro) provides bus service along S Cloverdale St. Route 60 has a stop at S Cloverdale St and 5th Ave S 0.3 miles away. Routes 60, 132, and 987 have a stop approximately 0.4 miles away at S Cloverdale St and 8th Ave S.

c. 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 roads or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

d. 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.

e. 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 completed project would not generate additional vehicular trips. During construction, approximately 100 to 150 truck trips (in and out) over a period of several weeks are expected for product delivery and hauling. It is estimated that those truck trips would be spread out over a period of a few weeks resulting in approximately 25 truck trips per week or 5 to 8 per day.

f. 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.

The proposal would not interfere with the movement of agricultural or forest products on streets in the area because no agricultural or working forest lands are located within the vicinity of the project site.

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

There are no adverse impacts to the transportation system in the site vicinity, so no mitigation measures are proposed.

15. Public Services

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

The project would not result in an increased need for or require any additional public services.

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

Local public service providers would be made aware of any potential roadway impacts that could adversely affect response times during construction. If public

streets are blocked, a permit would be obtained from the Seattle Department of Transportation and would include a traffic control plan and provisions to maintain emergency service access, if required.

16. Utilities

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

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

There are no new utilities proposed as a part of this project. However, utilities would be removed, relocated, or upgraded as needed for the project. It is not expected that electric would be required because there are two electric access covers located on the north slope of the field. Depending on the construction plan, there may be upgrades needed for electric and other utilities.

C. SIGNATURE

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

5/4/2023

X Conrad Plyler

Conrad Plyler
Project Manager
Signed by: Conrad Plyler

Type name of signee: Conrad Plyler

Position and agency/organization: Seattle Public Schools

Date submitted: 5/4/2023

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FIGURES

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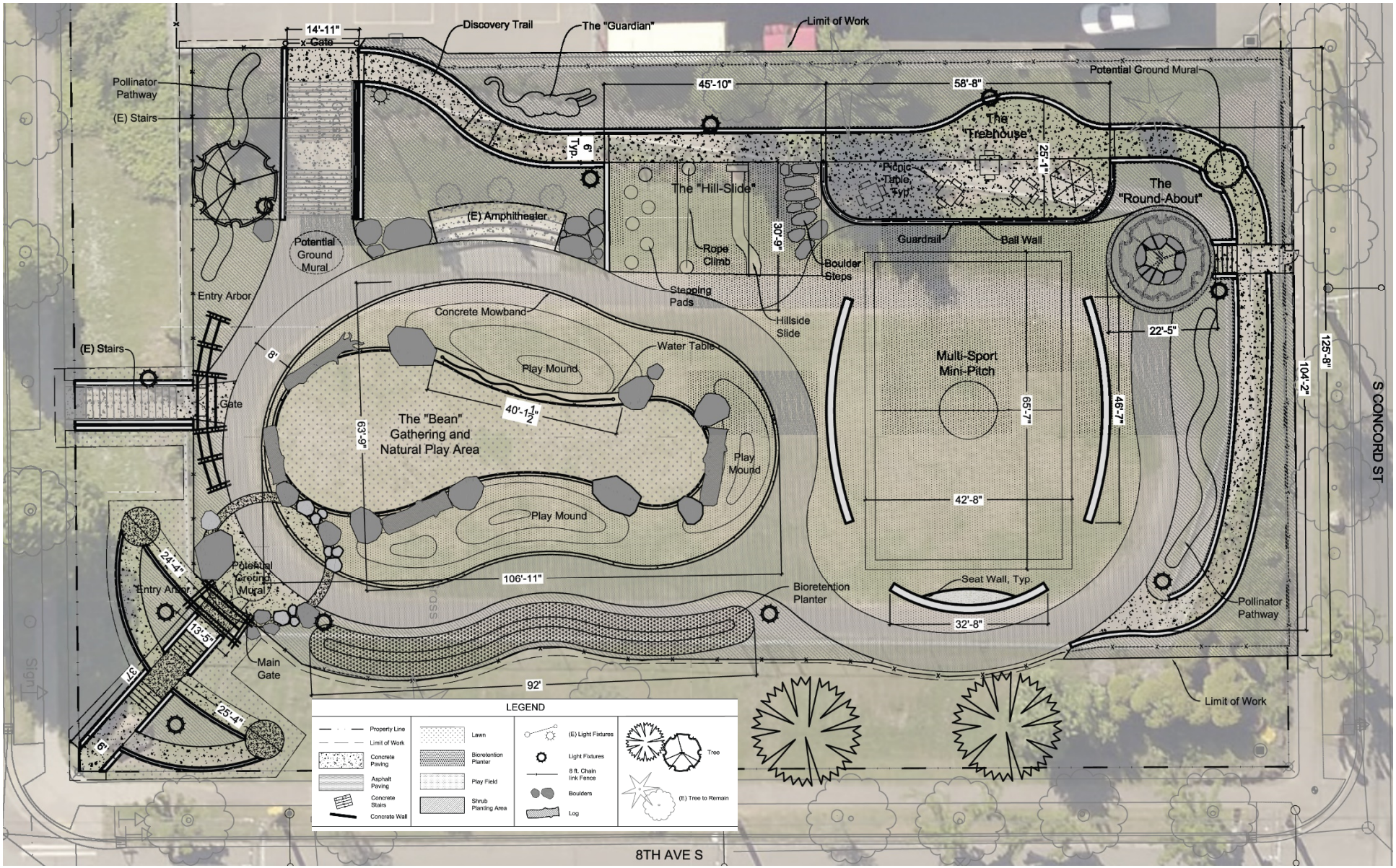
SOURCE: Imagery: EagleView Technologies, Inc., 2021; Parcels: King County, 2022

SPS Concord International Elementary School

Figure 1
Vicinity Map

ESA



SOURCE: Environmental Works, 2022

SPS Concord International Elementary School

ESA

Figure 2
Proposed Site Plan

APPENDIX A: GREENHOUSE GAS EMISSIONS WORKSHEET

King County Local Services

PERMITS

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	Lifespan Emissions (MTCO2e)
Single-Family Home.....	0		98	672	792	**0**
Multi-Family Unit in Large Building	0		33	357	766	**0**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home.....	0		41	475	709	**0**
Education		0.0	39	646	361	**0**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall).....		0.0	39	577	247	**0**
Office		0.0	39	723	588	**0**
Public Assembly		0.0	39	733	150	**0**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		0.0	39	599	266	**0**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement.....

Pavement.....		8.70				**435**

Total Project Emissions: **435**

Data entry fields