

SEPA DETERMINATION OF NONSIGNIFICANCE**Cascade View Elementary School Renovations and Modular Addition**

DESCRIPTION OF PROPOSAL: The Tukwila School District proposes renovations and additions to the existing Cascade View Elementary School to add an Early Childhood Education and Assistance Program (ECEAP). The program will accommodate approximately 80 pre-school age children (likely 40 in the AM program and 40 in the PM program). A summary of project elements is listed below:

- Add two modular classrooms in separate buildings in the western portion of the site, to be connected to the existing building with exterior corridors. The total size of the building additions is 2,322 square feet.
- Expand the ECEAP outdoor play area to west of school, including new covered play area, new equipment, and new fence.
- Add restoration plantings adjacent to ECEAP play area and modular additions.
- Reroute an existing ADA ramp.
- Demolish approximately 2,787 SF of existing impervious surface and remove existing landscaping in location of proposed improvements.
- Renovate interior of seven classrooms in west end of existing building, including new carpeting, toilets, etc.
- Relocate storage container in interior of site (optional).

In 2017, Tukwila School District received CUP approval for a cafeteria expansion and other interior improvements under City file number L17-008. The size of the project was below the SEPA thresholds for minor construction per WAC 197-11-800, however the two projects, when viewed cumulatively, exceed the thresholds for minor construction, and therefore SEPA environmental review is required.

LOCATION OF PROPOSAL: 13601 32nd Avenue S. Tukwila, WA 98168 on parcel number 162304-9038. Section 16, Township 23, Range 4 in King County, WA.

PROPONENT AND LEAD AGENCY: Tukwila School District

RESPONSIBLE OFFICIAL: Dr. Lester “Flip” Herndon, Interim Superintendent
Tukwila School District

SEPA CONTACT: Liliana Cardenas, Director of Maintenance and Operations
Tukwila School District
4640 South 144th Street
Tukwila, WA 98168
CardenasL@tukwila.wednet.edu
206.901.8020

The Responsible Official for the Tukwila School District hereby makes the following findings and conclusions based on a review of the SEPA environmental checklist and attachments; other information on file with the District and City of Tukwila; and the policies designated by the Tukwila School District as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act

(SEPA) pursuant to RCW 43.21C.060. The responsible official finds this information reasonably sufficient to evaluate the environmental impacts of this proposal.

FINDINGS OF FACT

1. The SEPA Checklist was made available for public review and comment from January 25, 2019 to February 8, 2019. A Notice of SEPA Consultation was published in the Daily Journal of Commerce, posted on the site, and mailed to interested agencies, property owners, and residents within 500 feet of the property. No public or agency comments were received.
2. Construction will begin in spring/summer of 2019 and completed by fall of 2019.
3. This SEPA DNS is associated with land use applications under review with the City of Tukwila for a Conditional Use Permit, Administrative Design Review and Parking Variance.

Earth

4. The 8.47 acre parcel is generally flat with no slopes exceeding 5%. The site is fully developed or lightly vegetated. Soils on site include glacial till, underlain with sand with silt and gravel in a dense condition. Soil instability is not expected. Approximately 3,000 square feet of impervious surface will be added, resulting in 42% impervious surface coverage at project completion. Minimal erosion is possible as a result of the project and a Temporary Erosion and Sediment Control Plan (TESC) has been prepared. Total cut and fill will not exceed 500 cubic yards.

Air

5. Short-term air impacts from dust and construction vehicle emissions may be caused during construction. In the long-term, air emissions will not be increased.

Water

6. There are no surface water bodies within 200 feet of the site, and there will be no discharges to surface waters. Existing drainage patterns will not be altered. The existing drainage system for the project site consists of a series of catch basins and pipes that conveys stormwater around the existing building. The system will be routed around the proposed modular building. The downspouts of the new modular classrooms will discharge into above grade, concrete bioretention planters. Runoff generated in the Early Learning play area will be captured by the existing area drain.

Plants

7. Approximately 7,000 square feet of lawn/grass area will be removed for the modular addition. Vegetation onsite will be enhanced with restoration plantings.

Noise

8. Noise may temporarily increase during certain construction periods. Noise levels will not exceed the maximum permissible sound levels allowed per Tukwila Municipal Code (TMC) Chapter 8.22. Post-construction, noise is expected to remain unchanged from the current condition. The site currently generates noise that is typical for elementary schools, including noise from vehicles and buses during school start and end times, and children during outdoor recreation.

Land and Shoreline Use

9. The property is in a neighborhood primarily comprised of single-family dwellings. To the south, a veterinary clinic, food bank, and cemetery exist. The site is zoned as low density residential (LDR). A Public Recreation Overlay (PRO) covers a portion of the site. There are no mapped critical areas on site. Land use will not be altered by the proposal. Upon project completion, 3 full time staff members are expected to be added, for a total staff count of 56.

Aesthetics

10. The new buildings will be a maximum of 18 feet in height. Exterior materials and colors will match the existing main school building. The proposal is subject to Design Review approval by the City to ensure compatibility with the site and vicinity.

Light and Glare

11. Minimal lighting may be added to the exterior of the new modular addition but will have no potential to spillover to adjacent areas or interfere with views.

Recreation

12. No recreational uses will be displaced. The project will include the addition of a covered play area and expanded ECEAP play area at the west end of the school.

Historic and cultural preservation

13. The existing school structure was built in the year 1958 and has undergone significant renovations since that time. There are no landmarks or evidence of Native American or historic use/occupation on the site or in the area.

Transportation

14. The site is accessed via two driveways from 32nd Avenue S.; a third access is limited to maintenance vehicles. No access changes are proposed. The site currently has 56 parking spaces; no spaces are proposed to be added and none are proposed to be eliminated.
15. Using Trip Estimation data for Elementary Schools from the ITE Trip Generation Manual, it is estimated that the project could result in a net increase of 150 vehicular trips per day (75 in, 75 out). Peak volumes for elementary schools typically occur during morning arrival and afternoon dismissal. Since the added capacity is intended for pre-school age children attending half-day programs, the largest increase in traffic is likely to occur midday (from about 11:00 a.m. to 12:00 p.m.) during the period when the morning sessions end and the afternoon sessions begin. During this time the school is estimated to generate an additional 40 to 50 trips. A portion of the students are expected to rely on school bus transportation (estimated by District staff at 39% to 50% for the morning sessions and 54% to 65% for afternoon sessions), but no new dedicated bus transportation is planned.

Utilities & Public Services

16. The site is currently serviced by public utilities and not expected to increase the need for public services.

CONCLUSION OF THE RESPONSIBLE OFFICIAL

Tukwila School District has determined that the proposal does not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). The mitigation measures described below are recommended as conditions of project approval.

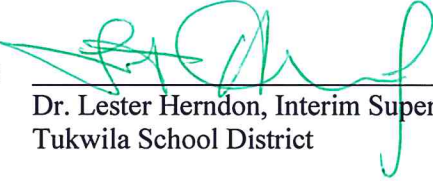
MITIGATION MEASURES

1. Design and construction will be implemented consistent with the recommendations of the Geotechnical Engineering Report prepared by GeoEngineers dated August 20, 2018.
2. To mitigate parking impacts to the neighborhood, no more than a total of 56 full time equivalent daytime staff may be employed onsite without a ride-share program, or other method of reducing parking demand, in place.

This Determination of Non-significance (DNS) is issued under the *Washington Administrative Code* (WAC) 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. Only written comments will be accepted and must be submitted by **5:00 pm on March 11, 2019** to the District contact. There is no agency appeal of this DNS. Appeals are governed by RCW 43.21C.075.

Copies of the documents pertaining to this SEPA DNS are available for review at the District website at <https://www.tukwilaschools.org/tukwila-elementary-school>, or during regular business hours at the Tukwila School District at the address listed above.

SEPA Responsible Official Signature:



Dr. Lester Herndon, Interim Superintendent
Tukwila School District

2/22/19

Date

Issue Date: February 25, 2019
Last Day to Comment: March 11, 2019