

SEPA DETERMINATION OF NONSIGNIFICANCE**Thorndyke Elementary School Renovations and Modular Addition**

DESCRIPTION OF PROPOSAL: The Tukwila School District proposes renovations and improvements to the existing Thorndyke Elementary School to add an Early Childhood Education and Assistance Program (ECEAP). The program will accommodate 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 new modular classrooms in one 2,224-square-foot building. The new classrooms will be attached to the east of the existing school with a new corridor.
- Expand overflow parking area to create 35 additional spaces and restripe existing parking area. Connect existing parking area to parent drop off loop, thereby extending the pick-up/drop-off queue lane.
- Extend ECEAP play area onto existing lawn area located south of main building
- Upgrade playground equipment
- Install new restoration plantings and planting areas in various locations on site
- Renovate building interiors, including new carpeting, additional toilets, etc.
- Renovate building exteriors, including repairing and repainting siding, replacing siding and roofing overlay.

LOCATION OF PROPOSAL: 4415 S. 150th St., Tukwila WA 98168 on parcel number 004200-0280. Section 22, 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
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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.
2. Several comments were received from neighboring residents during the comment period. The comments expressed concern for parking and circulation during the peak pick-up and drop-off times. Another comment expressed concern for light impacts from vehicles and tree removal.
3. Construction will begin in spring/summer of 2019 and completed by fall of 2019.
4. This SEPA DNS is associated with a land use application under review with the City of Tukwila for a Conditional Use Permit and Administrative Design Review.

Earth

5. The site topography is generally flat throughout the majority site, with elevation differences up to approximately 3 to 4 feet over the northern half of the campus. The site also gently slopes downward toward the southeast corner of the campus where the grass soccer field is located. The southern end of the parcel includes moderate slopes ranging from 15%-40%, however site work will not take place in this area. Approximately 11,000 square feet of impervious surface will be added, resulting in 28.6% 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 1,500 cubic yards.

Air

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

Water

7. According to City of Tukwila Critical Areas Mapping, two streams are located in the south of the site. A Critical Areas Report was prepared by Grette Associates, followed by a site visit with City staff, which found no indication of seasonal surface flow within these areas. As a result, the report found no natural water features or regulated critical areas on the subject property.

The existing drainage system for the project site consists of a series of catch basins and pipes. New drive aisle and parking lot runoff will be captured by a new catch basin. Runoff generated in the extended play area and new pathway will be captured by the existing area drain. Roof drains of the new modular classrooms will be intercepted by two raised bioretention planters and discharged to a new catch basin.

Plants

8. A small amount of vegetation will be removed for the modular addition. Existing trees around the perimeter of the expanded parking area will be retained and protected with a tree protection fence prior to grading and construction activities. Work within the critical root zone or dripline will require arborist

review and approval. Vegetation onsite will be enhanced with new plantings adjacent to new parking and play areas including parking islands, buffer plantings, and restoration plantings.

Noise

9. 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

10. The property is in a neighborhood primarily comprised of single-family dwellings. The site is zoned as low density residential (LDR). A Public Recreation Overlay (PRO) covers a portion of the site. Land use will not be altered by the proposal. There are no regulated streams or wetlands on site. The City's Critical Areas Map also shows a small area of moderate slopes in the south of the parcel. This is mapped as slope classification 2, which includes slopes of 15%-40% and moderate landslide potential. No work is planned to take place near these slopes. Upon project completion, 3 full time staff members are expected to be added, for a total staff count of 49.

Aesthetics

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

Light and Glare

12. 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

13. No recreational uses will be displaced. Onsite, the elementary school has a small children's play area, a large grass area, playground, paved play area, and baseball field. The project will include the addition of a covered play area and expanded early learning play area.

Historic and cultural preservation

14. The existing school structure was built in the year 2000. According to the Washington State Department of Archaeology and Historic Preservation (DAHP) WISAARD database, there are no landmarks or evidence of Native American or historic use/occupation on the site or in the area.

Transportation

15. The site is accessed via two driveways off of S 150th Street. The site currently has 67 parking spaces. New parking will be added to increase the supply by 35 spaces for a total of 102 spaces.
16. 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.

17. Improvements to expand parking by 34 spaces and extend the on-site queue/stacking area by approximately 150 feet will improve the congestion occurring during pick-up/drop-off times.

Utilities & Public Services

18. 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. Clearing and grading in the proximity of perimeter trees to be saved have the potential to impact the health of the trees. Chainlink fencing shall be provided as shown on the project plans and located a minimum of 3 feet from dripline unless otherwise approved by the arborist. The tree protection measures provided on Sheet C2.1 of the Demo and TESC Plans dated January 14, 2019 shall be followed.
3. Increased parking and lengthening of the queue lane will mitigate congestion during pick-up/drop-off times. School leadership shall develop and enforce a traffic management plan that includes crossing guards and staff assistance with student drop-off/pick-up to help improve on-site circulation, reduce queues and discourage parents from parking in the no-parking zone on S. 150th Street.

This Determination of Non-significance (MDNS) 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.



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SEPA Responsible Official Signature:

A handwritten signature in blue ink, appearing to read "Lester Herndon", is written over a horizontal line.

Dr. Lester Herndon, Interim Superintendent
Tukwila School District

2/22/19

Date

Issue Date: February 25, 2019

Last Day to Comment: March 11, 2019