

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

**DESCRIPTION OF PROPOSAL:** The Tukwila School District proposes renovations and improvements to Tukwila 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 classrooms in one modular building totaling 2,224 square feet with a courtyard area south of the existing main building and a connecting corridor.
- Improve existing play area and enlarge to accommodate more students, including adding new covered play area, new surfacing, new storage area, new fence, and additional plantings.
- Add overflow parking area for 28 new spaces in currently undeveloped area in NE of site. Eliminate one existing parking stall.
- Modify bus loop in northwest of site to improve bus turning radius.
- Integrate new landscaping around new construction areas, including new overflow parking areas, new classroom area, and expanded ECEAP play area
- Renovate interior of existing pre-school classrooms/Early Learning Center area in SE area of main building and add toilets to classrooms.
- Relocate baseball field backstop from the field that the parking area is replacing.

**LOCATION OF PROPOSAL:** 5939 S. 149th St. Tukwila, WA 98168 on parcel number 359700-0120. Section 23, Township 23, Range 4, 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**

### **General**

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 a land use application under review with the City of Tukwila for a Conditional Use Permit and Administrative Design Review.

### **Earth**

4. The existing school and proposed improvements are located on a generally flat area that includes interior and perimeter landscaping. Some steeper slopes exist in the southwest portion of the site but will be unaffected by the proposal. Approximately 8,000 square feet of impervious surface will be added, resulting in 31.7% 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 1,000 cubic yards.

### **Air**

5. 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**

6. There are no surface water bodies within 200 feet of the project area and there will be no discharge to surface waters. The existing drainage system for the project site consists of a series of catch basins, manholes, and pipes, and the improvements will largely use the existing system. Runoff generated in the new drive and parking areas on the west side of the existing building will be captured by proposed catch basins, treated in Stormtech chambers, and connected to existing catch basins. Runoff generated in the extended play area will be captured by an existing area drain. The new modular classrooms will have roof drains that lead to two raised bioretention planters and discharge to a new catch basin.

### **Plants**

7. A small amount of vegetation will be removed for the modular addition and parking expansion. Trees to be retained will be 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. New landscaped areas will be installed in association with the new parking and bus loop areas, including parking island planting, buffer plantings, and bioretention plantings. A small amount of new landscaping will be included adjacent the new play area and modular classroom additions.

### **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. Adjacent uses on all sides are primarily single-family resident dwellings, with some multi-family residential to the south of the site. 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 55.

#### **Aesthetics**

10. 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**

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. Onsite, the elementary school has a small children's play area, a large grass area, baseball field, and playground. The project will include the addition of a covered play area and expanded ECEAP play area.

#### **Historic and cultural preservation**

13. The existing school structure was built in 2000. 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 from three driveways on S 149th Street, which provides access beyond the site to 62nd Avenue S, 59th Avenue S, and S 147th Street. The proposal would not change access to the existing street system. The existing school site has 69 parking spaces. New parking will be added to increase the supply by 28 spaces for a total of 97 spaces.
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.

16. Expanding onsite parking by 28 spaces, including the associated drive aisle, will accommodate on-site vehicular circulation and likely reduce vehicle trips in and out of the access driveways. It will likely reduce the number of vehicle trips crossing pedestrian paths at the driveways. These measures will improve the congestion occurring during pick-up/drop-off times.

### Utilities & Public Services

17. The site is currently serviced by public utilities.

### **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 Shannon & Wilson dated August 27, 2018.
2. Clearing and grading in the proximity of 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 C2.10 of the Demo and TESC Plans dated January 14, 2019 shall be followed.

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.

SEPA Responsible Official Signature:



Dr. Lester Herdon, Interim Superintendent  
Tukwila School District

2/22/19

Date

Issue Date: February 25, 2019

Last Day to Comment: March 11, 2019