

**Final Revised SEPA
Mitigated Determination
of
Non Significance
(MDNS)**

Prepared by Issaquah School District

January 17, 2022



**FINAL REVISED SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
New Issaquah High School #4 and Elementary School #17
Date of FINAL Revised MDNS: January 17, 2022**

Description of Proposal:

Background

The New Issaquah High School #4 and Elementary School #17 project is funded by the voter-approved 2016 Capital Bond. The two schools are growth-related capacity projects needed to accommodate recent and ongoing residential growth within the District and to ease overcrowding at existing school facilities.

The District engaged in a lengthy and sustained process to identify a site to accommodate the schools. In 2012, King County land use policies were changed to prohibit the siting of new schools outside of the urban growth boundary (UGA). These changes eliminated the District's ability to use a land banked 80-acre site located outside of the UGA. The District's school boundaries include the entirety of the City of Issaquah, portions of the cities of Bellevue, Newcastle, Renton, and Sammamish, and portions of unincorporated King County. The District's 110 square mile boundaries include areas both within and outside of the UGA boundaries, with the majority of that land (approximately 70 percent) located outside of the UGA boundary.

Working with a professional real estate broker, the District reviewed 69 separate parcels of publicly and privately owned property located within the UGA. The District also examined property assemblages and joint use opportunities. Many potential sites were eliminated due to critical area limitations, topography concerns, access restrictions, public land restrictions, and/or locations in areas far from student populations. The subject site was the only site identified in the District's six-year search of properties in the UGA and across the District as suitable for the new high school and elementary school in terms of developable land availability and student location. The site is considered ideal for public school campus use as follows: it contains approximately 40 usable acres, is located in the center of the District's growth area and between Skyline High School and Issaquah High School (and would allow the District to alleviate capacity constraints at both of those schools) and allows for shared use of facilities between schools.

The District acquired the site following an eminent domain process which requires a valid public purpose and the payment of just compensation. The previous owner was a willing seller, although because the property was under contract to a residential housing developer who had filed a preliminary plat application to construct 140 new single-family homes on the site, as permitted under the then-existing zoning. The determination of just compensation was based on fair market value.

Existing Conditions and Site History

The site was developed previously as an institutional campus with seven interconnected buildings, several minor auxiliary buildings, athletic fields, associated parking, a perimeter paved road, and internal paved and natural pathways. The developed area of the site was oriented toward the center of the site, surrounded by forested areas. Original development was completed in 1961 with site use varying over the years from a fully occupied residential women's college, a conference center, a nonresidential educational facility, an operating church, and miscellaneous leased uses. The previous property owner, Plateau Campus LLC, demolished all of the structures on the site prior to the conveyance of the site to the District. The majority of the site is now vacant, with a cleared area in the previous development footprint. There is a water tank on site. The perimeter of the site contains forested areas with a shrub and groundcover understory, these areas do contain existing disturbances including a network of trails, remnants of a ropes course, trenches, and a man-made pond.

In the fall of 2019, the City of Issaquah, following the District's acquisition reviewed and approved a Comprehensive Plan Map Amendment and Rezone for the site consistent with the City's established

procedures for redesignating and rezoning property that has come into public ownership. The City's action was preceded by SEPA review of the proposed comprehensive plan amendment package and the City's consideration of whether there were adverse environmental consequences associated with the redesignation and rezone of the site from Single Family - Small Lot (SF-SL) to Community Facilities – Facilities (CF-F). The City's Responsible Official, following review, issued a Determination of Nonsignificance. The City's DNS was appealed administratively and, along with the redesignation and rezone action, to the Growth Management Hearings Board. The reviewing bodies in both appeals upheld the City's threshold determination.

Under the IMC, CF zoning standards are designed so that CF-F uses will be compatible with existing uses in the vicinity. Specifically, the IMC envisions that CF uses will be subject to “general standards regarding aesthetics, height, and other development standards for community facilities which ensure compatibility of design, construction and scale, and minimize the impact of these facilities on surrounding uses.” IMC 18.06.090.A. IMC 18.07.480 reiterates that the purpose and intent of the CF zone is to ensure compatibility of land uses and minimize the impact of public facilities on surrounding uses. IMC 18.07.480.A.1. Public schools in particular are subject to certain development standards, including floor area ratio, height, side and rear setbacks, build-to-line, and maximum impervious surface. See IMC 18.07.480.E.2.a; IMC Table 18.07.480. Moreover, the CF-F zone is considered a “less intensive district” than SF-SL (IMC 18.04.100-4).

Under the adopted City of Issaquah regulations applicable to the CF-F zone, the site could be developed with a variety of uses including single family dwellings, manufactured homes, residential club house, commercial or public greenhouses, natural resource research, horse stables/boarding/riding schools, horticulture, banquet/reception/meeting hall, transit station, cemetery, community center, public use with an associated daycare center, correctional facility, detention/jail, essential public facility, government facility, museum/ art gallery, library, park and ride parking lot, social services/ nonprofit organization, elementary, junior/middle, high schools, vocational/technical school, or a college/university. The proposed elementary school and high school use can be considered to be similar to or less intense than some of the allowed uses in this zoning district.

The original site plan included landscape buffers that met the minimum code requirements with grading and walls to the extent of the allowed setbacks. Based, in part, on public concerns regarding the potential for impacts to adjacent properties and uses, the site plan was revised to include larger landscape buffers around the perimeter and the preservation of a greater number of native trees. The baseball and softball fields were also moved further from the property lines to reduce noise impacts to neighboring properties. The tennis courts were moved closer to 228th Avenue SE, reducing lighting impacts to adjacent residential uses. Overall, the footprint of the two-school campus and total impervious surfaces on the site have been reduced from previous site plans.

Public Input

The District has participated in multiple meetings and public hearings over the last three years where the public provided input related to future school site development on the site and/or the project proposal. These meetings included public hearings before the City of Issaquah Planning Policy Committee and City Council during 2019 and early 2020 related to the Comprehensive Plan amendment and rezone process for the site. The District responded to public comments in those hearings by committing in a December 2019 letter to the City Council, in advance of project permit activities and detailed site design, to certain design and programmatic elements in response to neighbor concerns expressed during the public hearings.

The District's response to the comments included providing an average 60-foot vegetated buffer along all shared property lines between the site and the neighboring residential properties, designing student drop-off/pick-up to function entirely on-site to avoid backups onto 228th Avenue SE, and locating the multi-purpose turf playfield with covered grandstand in the center of the site with its orientation toward 228th Avenue SE and away from neighboring residential properties.

Subsequently, the District's project team participated in a July 15, 2020, City of Issaquah "Community Conference" required pursuant to City Code provision IMC 18.04.140, to "generate discussion, raise issues, and propose creative options relative to the proposed project." The District responded to public comments submitted as a part of the Community Conference on September 25, 2020.

Resulting project modifications included:

- Moving the tennis courts
- Increasing the size of the parking garage to minimize surface parking
- Moving the elementary school 60 feet closer to 228th Avenue SE
- Increasing the amount of retaining walls to save mature trees
- Increasing the vegetated buffer along the perimeter of the site

Thereafter, the City of Issaquah held on April 28, 2021 an "Environmental Neighborhood Meeting" per IMC 18.10.410.F to discuss critical areas on the site, potential project impacts, and potential mitigation measures. City staff and the District's design team provided an overview of the proposed project with an emphasis on critical areas elements and responded at that meeting to questions from participating neighbors. The District considered public comments received during the initial SEPA review for this project and withdrew its SEPA Mitigated Determination of Nonsignificance on September 17, 2021. In response to public comments provided by the City of Issaquah, a Phase I Environmental Site Assessment was prepared by Associated Earth Sciences (Oct. 2021), which provided analysis of lead contamination of the on-site soils.

Public comment on the Revised SEPA Mitigated Determination of Nonsignificance (MDNS) issued on December 9, 2021 occurred between December 9, 2021 and December 23, 2021. In response to public comment, the Responsible Official has issued this Final Revised SEPA Mitigation of Nonsignificance pursuant to WAC 197-11-340(2)(f). Substantive changes to the Revised SEPA MDNS are highlighted in gray, below.

Proposal

Population within the cities of Issaquah and Sammamish have increased 32 percent and 47 percent, respectively, from 2010 to 2020 according to the decennial census numbers. The New Issaquah High School #4 and Elementary School #17 are growth-related new schools that are needed to accommodate recent and ongoing residential growth within the District and to ease overcrowding at existing school facilities. As planned, the construction of the Project, at full buildout, will include a new approximately 226,500 sf high school to serve approximately 1,823 students in grades 9-12 and a new approximately 71,300 sf elementary school serving approximately 744 students in grades K-5. A total staff of approximately 225 would serve the schools. The high school includes general use classrooms, library, common areas, food services, performing arts center, gymnasium with auxiliary gyms, locker rooms with fitness and activity rooms, career technical education rooms, and supporting administrative spaces. The elementary school includes general use classrooms, common areas, gymnasium, library, music and supporting administrative spaces. In subsequent phases of work portables are anticipated to be added to both schools.

To meet the parking, athletic, recreation and play needs of the proposed high school and elementary school, the 40.79-acre site will also include surface and structured parking areas, multipurpose turf playfield/ track/covered grandstands, softball and baseball fields, tennis courts, and a covered play building (see the Site Plan figure included in this SEPA Checklist). Proposed site work includes a new entry access road off 228th Avenue SE, which will branch into two separate internal access roads, one leading to each school. Also included are separate bus drop-off areas to the south at the elementary school and at the high school, a fire lane at the perimeter, and site retaining walls. A separate emergency vehicle access road is also proposed off 228 Avenue SE over an existing internal access road. The project includes frontage improvements to 228th Avenue SE including a four-lane section with bike lanes, sidewalk improvements on the west side of the frontage, and turn lanes for the new entry access road.

There are five requested Administrative Adjustments of Standards for this proposal. These include:

- Floor Area Ratio (FAR) - requests a reduction in the FAR as allowed by IMC for functional school facilities below 0.75 (IMC 18.07.480 Note 7).
- Parking Modification - requests an adjustment of the required number of parking stalls and to use shared parking for occasional large events (IMC Table 18.09.050).
- Tree Retention Modification - requests a 2 percent reduction of the tree retention requirements from the required 25 percent to a feasible 23 percent (CIDDS Chapter 10.13).
- Continuous Walkways - requests not providing sidewalks on both sides of some of the onsite private roads (IMC 18.07.080.B.1.b.(2)(F)).
- Frontage Connections - requests reduction of the number of required frontage sidewalk connections (18.07.080.B.1.b.(1)).

Design features chosen to minimize impacts on adjacent uses were included to the maximum extent possible. This included siting the buildings and athletic facilities central to the site to provide a large buffer to the surrounding uses and to aid in preserving as many trees and natural features as possible around the site perimeter. The perimeter buffers would exceed minimum requirements for the zone. The multi-purpose field grandstand, located in the center of the site, will have exterior walls on three sides and face away from nearby properties and toward 228th Avenue SE, which is intended to reduce crowd noise at nearby residences. The speakers at the grandstand will be directed toward 228th Avenue SE and away from adjacent properties surrounding the project site. Vehicular queuing has been designed to prevent backups on 228th Avenue SE. The design includes fencing along the property lines for safety and security for both the school and neighboring properties.

Proponent and Lead Agency: Issaquah School District No. 411

Location of Proposal: The proposal is located at 4221 228th Avenue SE, Issaquah, WA, on tax parcels 1624069001, 1624069029, and 1624069031. The parcels are located in Quarter NE Section 16 Township 24 Range 6.

Responsible Official: Richard Schipanski
ISD Designated SEPA Responsible Official

The Responsible Official for the Issaquah School District, acting as lead agency for the proposal, has determined that the proposal does 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 determination was made based on a review of the environmental checklist (SEPA Checklist) and other information on file with the District and City of Issaquah; Issaquah School District Policy 6890, which provides the basis for the exercise of substantive authority under the Washington State Environmental Policy Act (SEPA) pursuant to RCW 43.21C; an assumption of compliance of the proposal with State law and City of Issaquah (as the permitting jurisdiction) ordinances related to general environmental protection; and following review of public comments received on the December 9, 2021 Revised MDNS. The Responsible Official finds this information reasonably sufficient to evaluate the environmental impacts of this proposal.

Copies of the SEPA Checklist and the environmental documents identified therein are available for review on the Issaquah School District's website at:

<https://www.issaquah.wednet.edu/district/departments/CapProjects/Projects/new-high-school-4>

MITIGATION MEASURES

Public comment on the Revised SEPA Mitigated Determination of Nonsignificance (MDNS) occurred between December 9, 2021 and December 23, 2021. In response to public comment, the District has issued this Final Revised SEPA Mitigation of Nonsignificance. Substantive changes to the Revised SEPA MDNS are highlighted in gray below. This Final Reissued Mitigated Determination of Nonsignificance is issued with the following conditions, which shall be conditions of project approval.

General

1. The Contractor shall prepare and operate the construction site under a Construction Impact Mitigation Plan (CIMP). The CIMP shall address the following, at a minimum:
 - 1.1. Estimated construction schedule, including description of different stages of construction, associated activities, and primary equipment to be used at each stage. The schedule shall be updated at least quarterly or more frequently if major project schedule changes occur and a new copy of the schedule provided to the City of Issaquah and the City of Sammamish;
 - 1.2. Noise and vibration control measures for construction activities. When possible, particularly noisy activities will take place after 9:00 AM;
 - 1.3. Air quality control measures, including off-site migration of dust and dirt from construction activities;
 - 1.4. Material and equipment staging or laydown area;
 - 1.5. Construction worker parking plan, including off-site parking if necessary, and methods to ensure workers do not park in adjacent neighborhoods;
 - 1.6. Construction fencing plan and any measures used to secure the site;
 - 1.7. On-site circulation plan for construction vehicles;
 - 1.8. Truck route plan;
 - 1.9. Traffic control plans, including signage, certified flaggers, plan to address any right-of-way closures, and provisions to ensure emergency access remains open at all times; and,
 - 1.10. Public outreach and site notification, including contact information for site supervisor. The CIMP shall be approved prior to issuance of the first construction permit for the project. Changes to construction activity may necessitate updating the CIMP. The CIMP will be provided to both the City of Issaquah and the City of Sammamish.
2. Provide vegetated buffer along the north and west boundaries of the project. This buffer area to have an average width of no less than 70-feet and to be no less than 25-feet in any location. Existing vegetation should be used to the maximum extent possible and disturbed areas replanted with native vegetation.

Earth

3. A TESC plan will be submitted to the City of Issaquah as part of permit review exhibiting BMP erosion control methods. The project will obtain an NPDES Permit for construction stormwater under the Department of Ecology. These permits require site construction stormwater measures be implemented to ensure stormwater leaving the project site is properly controlled. The control methods proposed for this project including protection of existing vegetation, preservation of existing hard surfaces for construction, soil stabilization, covering of stockpiles, silt fencing, straw wattles, compaction of fill, interceptor ditches, sediment ponds, and minimizing wet weather earthwork. The geotechnical report and project Stormwater Pollution Prevention Plan outline additional controls that may be implemented on an as needed basis.
4. A TESC plan will be submitted to the City of Sammamish along with necessary permits for any work along 228th Avenue SE.
5. The project design and construction are required to follow the recommendations in the Geotechnical Engineering Report prepared Associate Earth Science, Inc., dated September 17, 2019, revised June 17, 2021 and as subsequently updated or amended.

6. If contamination of soil or groundwater is suspected, discovered, or occurs during the construction of the new school building, testing of the potentially contaminated media shall be conducted. If contamination is revealed by testing, Ecology shall be notified.
7. All grading and filling of land shall utilize only clean fill, i.e. dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval may be required prior to filling. **The use of waste concrete as fill material will not be permitted.**
8. A Construction General Stormwater permit shall be obtained prior to clearing, grading, or excavation activities. This permit shall include preparation of Temporary Erosion and Sediment Control plans and a Stormwater Pollution Prevention Plan.
9. Soils in the vicinity of the existing water tank shall be treated as lead contaminated to a depth of approximately 12” below ground surface. Any soil removed from this area during construction shall be segregated and stockpiled until it can be sampled, characterized for disposal, and, as needed, properly disposed of at a facility permitted to accept such material, if testing shows necessary. **Following the stripping of this material additional testing below the 12” will be performed to ensure the remaining soils do not exceed allowable levels.**
10. **The retaining wall along the baseball field and within 80 feet of the north property line shall be constructed of material to allow planting of the wall to provide additional screening. The wall will be at least 50% vegetated following establishment of the plantings.**

Air

11. A variety of best practices will be employed to reduce or control emissions during construction such as maintaining all construction equipment in good mechanical order to minimize exhaust emissions; minimize idling of diesel engines; suppressing construction dust by utilizing water sprays and other methods; loading construction trucks entering or leaving the site in a manner that prevents dropping of materials or debris on the street.
12. The District will comply with all applicable regulations of the US Environmental Protection Agency (EPA) and the Washington State Department of Ecology (Ecology) as to bus and vehicular emissions. A permit from the Puget Sound Clean Air Agency will be obtained.
13. After construction idling will be discouraged in the queue for student pick-up and drop-off (a practice in place currently at other ISD schools and monitored by on-site staff). Based on guidance from the Department of Ecology, a Greenhouse Emissions Worksheet was completed (see Appendix I).

Water

14. Stormwater quantity and quality control devices for the site shall be provided in accordance with the Department of Ecology Stormwater Management Manual for Western Washington as adopted by the City of Issaquah. The project shall provide flow control systems to detain runoff and release it at a rate to match flow patterns from the site to the pre-developed (forested) conditions, an improvement over the existing site conditions. The project shall also provide treatment of stormwater from pollution generating surfaces prior to discharge. To comply with City of Issaquah Code requirements to maximize the usable areas of the site, all stormwater detention and treatment will be provided below ground in vaults, tanks, and other proprietary systems.
15. The overflow system for the site shall be designed in accordance with the Manual with some additional improvements to the western basin that currently drains to the adjacent Providence Point Community property (“Providence Point”) and stormwater system. For storm events larger than the 100-year event, a separate overflow to the City of Issaquah system in the 228th Avenue SE right of way is proposed. This overflow will allow the project to reduce overflow rates to the Providence Point stormwater system when comparing the developed flows to the project site’s historic rates when Providence Point’s stormwater systems were constructed. The design of the overflow from the eastern basin shall flow to existing ditches along 228th Avenue SE and continue north into the City of Sammamish stormwater systems, all as consistent with existing conditions. The downstream systems for this alternative overflow converge within the man-made portion of the conveyance system prior to discharge to Laughing Jacobs Creek and is not a change to the natural discharge in compliance with the stormwater manual.

16. The District shall design frontage improvements to 228th Avenue SE, within the City of Sammamish, to meet the requirements of the 2016 King County Surface Water Design Manual and the Sammamish Addendum to the 2016 KCSWDM. This system is also anticipated to utilize below ground detention and treatment systems due to existing site constraints.
17. The entirety of Wetland C will be impacted by the proposed development. After development of the proposed project, all stormwater runoff within the area of Wetland C will be collected by existing or proposed stormwater infrastructure. The proposed stormwater plan shall be designed to meet current water quality standards. No loss of hydrologic or water quality functions will occur as stormwater runoff within the area of Wetland C currently enters stormwater infrastructure and will be managed by stormwater infrastructure after development as well. Impacts to Wetland C shall be mitigated offsite through the purchase of 0.04 credits from the East Lake Sammamish Mitigation Bank (ELSMB) for the 0.04 acres of permanent wetland impact. The ELSMB was chosen for its close proximity to the project site. All ELSMB credits were approved for release following construction, and completion of monitoring, which demonstrated the bank's performance standards have been met. A 1:1 replacement ratio is provided in lieu of mitigation credit ratios at the ELSMB. A Mitigation Bank Use Plan for ELSMB was submitted and approved by the US Army Corps of Engineers. Participation in the offsite mitigation bank was pursued because the onsite creation of additional wetland area would have resulted in a substantial reduction in the number of significant trees onsite and reduce wildlife habitat quality. The bank creates a larger site with greater water quality and ecological value than exists within Wetland C.
18. The proposed detention system shall provide additional filtration that will trap sediment from stormwater as a secondary form of treatment. Although not required this system will trap things like pine needles and sediment that could come from the roof areas. As a result of this system, the water leaving the site will be cleaner than the runoff leaving the site in current conditions.
19. A groundwater monitoring plan shall be prepared to evaluate groundwater quality within the area of the Class III Critical Aquifer Recharge Area on an annual basis. The results shall be made available to the City of Issaquah, the City of Sammamish, and members of the public upon request.
20. The stormwater management system shall be designed to "Enhanced" treatment standards, including removal of suspended solids and dissolved metals and removal of phosphorus for all on-site and off-site pollution-generating impervious surfaces associated with the project.
21. The District shall protect existing trees surrounding Wetland B by applying a 50-foot buffer.

Plants

22. New landscape plants in accordance with Issaquah Municipal Code will be provided in addition to retaining some existing trees and vegetation. Wetland B and its existing buffer will remain in an undisturbed and natural state to preserve existing vegetation.
23. The entirety of Wetland C will be impacted by the proposed development. Impacts to Wetland C shall be mitigated offsite through the purchase of 0.04 credits from the East Lake Sammamish Mitigation Bank (ELSMB) for the 0.04 acres of permanent wetland impact. A 1:1 replacement ratio is provided in lieu of mitigation credit ratios at the ELSMB. A Mitigation Bank Use Plan for ELSMB was submitted and approved by the US Army Corps of Engineers. This mitigation bank is located northeast of Laughing Jacobs Lake, across Issaquah-Pine Lake Road SE, in close proximity to the project site. Through the purchase of approved credits, all functions and values lost through impacting Wetland C will be replaced within the East Lake Sammamish Basin watershed. The critical areas reports referenced above (Appendices B2 and B3) provide further detail on impacts to and mitigation for Wetland C.

Animals

24. As part of the proposed development plan, 51,000 square feet of forested area will be preserved adjacent to Wetland B in the southwest area of the site. The site will maintain vegetated/treed buffers around the perimeter ranging from 20' to 80'. The total tree save area on the site is 188,000 square feet.

25. The District shall mitigate impacts to Wetland C through the purchase of mitigation banking in the East Lake Sammamish Mitigation Bank.
26. Stormwater leaving the site would be treated to an enhanced level and flow control is provided to match runoff rates from the developed site to a forested condition. These improvements will minimize stormwater impacts to Laughing Jacobs Creek and the wildlife that use its waters.

Energy and Natural Resources

27. LED Lighting, daylighting and energy conservation outlets and controls, and reduced air infiltration are to be installed.
28. The project will comply with the current energy code, and the Washington Sustainable School Protocol (WSSP). The WSSP is a green building guide for new and modernization school projects in Washington State. Some of the Washington Sustainable School Protocol elements this project will include are daylighting of classrooms, future classroom expansion areas, future electric vehicle charging stalls, and outdoor classroom areas.

Environmental Health and Noise

29. The site would be well managed during construction with safety standards implemented. At the project completion, the site would provide excellent access to all structures, and fire and safety provisions would be incorporated into the building operation and design. There would be adequate fire flow for the school.
30. A fuel tank for the generator shall be provided onsite. This tank shall be equipped with spill control devices and be placed on a concrete pad to ensure that no discharge of fuel to the ground is allowed. The tank shall be filled by a fuel truck and utilize best management practices for fueling when filling the tank.
31. Garbage storage shall be covered with roofs and a drain connected to the sanitary sewer system shall be provided in case of spill.
32. Hazardous materials stored on site in support of science classes shall have documentation containing chemical hazard information kept and made available on site. No other storage of materials creating health hazards are anticipated at this time. Any other material storage onsite would utilize best management practices to ensure no health hazards are presented.
33. Chemicals used for academic coursework including but not limited to chemistry classes shall be securely stored. The applicable Safety Data Sheets (SDSs) or other document containing chemical hazard information for each chemical shall be kept and made available onsite as required.
34. Removal of the water tower will be done to comply with MTCA requirements and done to meet best management practices to protect workers and not release lead into the environment due to site disturbance.
35. Thorough investigation, abatement consistent with State and Federal requirements by a qualified professional, and incorporation of any recommendations for long-term monitoring or other follow-up shall be performed to document the extent (area and depth) of contamination. Preparation and adherence to a Lead in Soils Management Plan, as recommended by PBS in the Soil Screening Summary dated March 3, 2020 shall occur. The Lead in Soils Management Plan shall stipulate contractor enforcement of the plan to ensure a safe work environment (e.g., worker protection and use of PPE, housekeeping, engineering controls, etc.). Any soil removed from this area during construction shall be segregated and stockpiled until it can be sampled, characterized for disposal, and as needed, properly disposed of at a facility permitted to accept such material. During wet weather events the stockpiling of contaminated soils on the site is prohibited. No contaminated soils shall be used onsite except as specified in an abatement plan prepared by a qualified professional. Issaquah School District will notify the Department of Ecology of the contamination prior to issuance of construction permits on the site and provide documentation of developments related to contamination to protect the public health. On-site work will be suspended per IMC 16.26.150 if contamination of site soils is encountered to an extent previously unknown.

36. Prior to the issuance of a final certificate of occupancy for the high school, the District shall obtain a “No Further Action” letter from Ecology associated with the removal of the water tower and cleanup of the PCB contamination area.
37. Construction noise only to occur during approved City ordinance hours and will be limited to the construction phase of the project.
38. At the athletic field grandstand, the operating power of the public address system (PA) will be calibrated based on site specific testing. Sound level measurements of the PA system will be made after its installation to calibrate the speaker sound levels to ensure that exceedance at property lines does not occur. A limiter will be set for the speakers once the appropriate sound levels are determined. Testing will be conducted quarterly for the high school’s inaugural year (with at least one test during a football game when the grandstand is occupied) and annually thereafter (also during a football game when the grandstand is occupied). This testing shall include daytime and nighttime sound levels in accordance with the Issaquah Municipal Code. If exceedances are found, the District shall adjust the PA system accordingly. The PA system will be turned off at 10 pm if the allowable nighttime levels are exceeded.
39. The public address systems for each school will be operated to comply with Municipal Code requirements at property lines. The school public address system will not be used during nighttime hours, and all public address systems on-site will comply with maximum permissible noise levels per IMC 18.07.136.
40. Required generator testing and testing of other outdoor equipment shall be limited to 7:00 am to 6:00 pm Monday through Friday.
41. Long-term school noise will generally occur within school operating hours. Quarterly noise tests shall occur during the high school’s inaugural year. If exceedances are found, the District shall evaluate programming modifications to reduce noise levels to allowable standards.
42. Rooftop noise barriers shall be installed around mechanical units to further reduce sound levels at nearby properties.
43. In areas where vehicular traffic passes near adjacent properties and near bus parking areas, landscape buffering shall be provided. The buffering shall include the existing trees and vegetation where practical and be supplemented with new landscaping in areas where the buffers will be disturbed or existing gaps in vegetation exist.
44. The School District shall provide a reminder of the no idle policy at the beginning of the school year flier and posted on the district’s website, and signs shall be installed that state “no idling” (with on-site staff monitoring). This practice is employed currently at existing schools throughout the District. Parking is proposed to be located centrally, away from site boundaries.
45. The multi-purpose field grandstand, located in the center of the site, will have exterior walls on three sides and face away from nearby properties and toward 228th Avenue SE, which may reduce crowd noise at nearby residences. The speakers at the grandstand will be directed toward 228th Avenue SE and away from adjacent properties surrounding the project site.
46. No community use of the public address system shall be permitted.
47. The PA system’s volume control will remain secured to ensure that it is not tuned or adjusted in a manner that would exceed the City of Issaquah’s noise standards (IMC 18.07.136).
48. The public address sound amplification system shall be operated in compliance with maximum permissible environmental noise levels set forth in WAC 173-60-040 and IMC 18.07.136 for noise emitted by a Class B source and received by a Class A source. Further, the use of amplified sound shall be prohibited between the hours of 10:00 pm and 8:00 am and notice of this condition shall be included with field rules placed on a durable, permanently affixed sign at the entrances to the stadium. In the event that a District-sponsored sporting event extends into overtime or otherwise ends after 10:00 pm, the PA system will be turned off at 10:00 pm if the levels exceed those allowable by the Issaquah Municipal Code or 15 minutes following the conclusion of the sporting event if amplification is within allowable levels.
49. A public address or similar noise amplification system is prohibited at the baseball and softball fields.
50. Required equipment tests for the emergency generator and any outdoor mechanical equipment shall be limited to 7:00 am through 6:00 pm Monday through Friday. If any equipment exceeds adopted

noise standards set forth in the Issaquah Municipal Code, sound barriers or similar features designed to attenuate sound shall be installed.

Land and Shoreline Use

51. The proposed project is a permitted use in the current zone (CF-F) and will comply with the requirements of the CF-F zone, as well as all other applicable local and state codes and guidelines. Submittals to be reviewed by the City of Issaquah (for land use and building permits) and Sammamish (for frontage improvements).
52. The orientation of building, location of athletic facilities, perimeter buffer widths exceeding requirements, extensive vehicular queuing length, limited PA system noise level, orientation of grandstand, and the location of parking structure and student drop-off/ pick-up area.
53. The project shall include additional buffering, beyond Municipal Code requirements, along the north and west property boundaries to enhance compatibility between land uses. As depicting on the landscape plans, the buffering will employ new and existing trees and vegetation as part of the landscaping of this area. The existing internal access road will be revegetated. Areas of the buffer with existing improvements that will be removed as part of the project will be replanted with native materials intended to restore vegetative cover. Following clearing of the site, the school district shall review the health of the retained vegetation and supplement the existing vegetation with additional plantings to provide a screen to enhance compatibility with adjacent land uses.

Aesthetics

54. The buildings have been sited to minimize impacts to neighboring properties by constructing the high school near 228th Avenue SE and away from most of the neighboring residences.
55. The elementary school will be stepped into the hill to reduce the perceived size of the building from the neighboring properties.
56. The project would use materials that are durable to minimize maintenance and be aesthetically pleasing. The terraced grading will be landscaped to create a welcoming pedestrian scale.
57. The project shall include additional buffering, beyond Municipal Code requirements, along the north and west property boundaries to enhance the aesthetic appearance of the project site to neighboring land uses. As depicting on the landscape plans, the buffering will employ new and existing trees and vegetation as part of the landscaping of this area. The existing internal access road will be revegetated. Areas of the buffer with existing improvements that will be removed as part of the project will be replanted with native materials intended to restore vegetative cover. Following clearing of the site, the school district shall review the health of the retained vegetation and supplement the existing vegetation with additional plantings to provide a screen to enhance the aesthetic appearance of the site.

Light and Glare

58. Building lighting will be controlled by timers to turn off after custodial work is completed each evening. As shown in the TFWB Engineer's lighting plan and photometrics project proposes lights for the roadways, pedestrian areas, parking lots, tennis courts, and athletic field but does not include any lighting of the baseball or softball fields.
59. External site lighting, including at the athletic field, will use sharp cut-off LED lighting with shields as necessary to curtain spillage. Athletic field and track lighting will be shielded and directed away from neighboring properties and turned off following the end of a game or event and otherwise be turned off no later than 10 pm. Additionally, exterior lighting fixtures will be controlled via a timed schedule.
60. Parking area lighting will reduce to 50 percent levels when areas are unused. Motion sensors will return lights to 100 percent levels when motion is detected. Light and glare produced from vehicle headlights on site driveways and parking lots is mitigated through the proposed landscape buffers along property lines between neighboring residential uses and the school site. Further, the main parking lot location central to the site creates a large distance with multiple physical barriers between the main lot and the neighboring properties to block and/or diffuse any light or glare from headlights.

61. Light shall be shielded from direct line-of-sight from neighboring properties. Athletic field lighting shall not cause spillover to the adjacent residential neighbors, nor create adverse glare conditions for any drivers on 228th Avenue SE.
62. Athletic field and track lighting shall be shielded and directed away from neighboring properties and turned off following the end of a game or event and otherwise be turned off no later than 10pm. No lighting shall be installed at the baseball/ softball fields.

Recreation

63. Impacts to passive recreational uses in the area are mitigated through the construction of the multi-purpose athletic field, a track, softball field, baseball field, tennis courts at the high school, and a covered play building at the elementary school.

Historic and Cultural Preservation

64. No disturbance to cultural or historical resources is expected. The Washington State Department of Archaeology and Historic Preservation shall be notified if any cultural or archeological objects are found during the site development work. If any archeological objects are found, all site work will stop until Washington State Department of Archaeology and Historic Preservation provides guidance.

Transportation

65. The project will pay transportation impact fees to the City of Issaquah in accordance with IMC 3.71. The District will provide school bus transportation for both elementary school students and high school students attending the proposed schools. The project would provide approximately 1,700 feet for elementary school queuing (enough space for 85 to 110 vehicles) and about 1,510 feet of available queuing space for the high school (75 to 110 vehicles), all to reduce the potential of backups onto 228th Avenue SE. The project would also provide bike racks to accommodate 68 bicycles on the site.
66. Construct roadway improvements on 228th Avenue SE along the site frontage, with a length of approximately 1,700 feet. Improvements would include widening the current two-lane section (one travel lane in each direction) to a four-lane section (two travel lanes in each direction), consistent with the City of Sammamish's ultimate plans for the street. Additional turn lanes would be constructed at the site driveway intersection as needed to ensure that it would meet the City's traffic operational standards during all times of day.
67. Construct a 6-foot sidewalk and landscaping along site frontage
68. Construction of a 6-foot sidewalk and landscaping along the east side of 228th Avenue SE from the project entrance north to SE 40th Street.
69. Signalize site driveway intersection at 228th Avenue SE. The intersection improvements will include ADA ramps with crosswalks and pedestrian signals.
70. Capacity improvements at SE 40th Street / 228th Avenue SE to be either of the following options:
 - 70.1. New median and striping to create a Flying T configuration and construction of a 6-foot sidewalk and landscaping along the east side of 228th Avenue SE from the project entrance north to SE 40th Street or
 - 70.2. New Signal and intersection improvements at the SE 40th Street/ 228th Avenue SE intersection
71. The District shall construct roadway improvements on SE 43rd Way to extend a four-lane road section from its existing location north of the Providence Point Drive SE intersection to the project frontage.
72. The District shall extend a 6-foot sidewalk from the project frontage south along the west side of SE 43rd Way to connect to the existing sidewalk north of the Providence Point Drive SE intersection
73. The District shall post a school-zone speed limit sign on 228th Avenue SE in the vicinity of the project site.
74. Develop a construction management transportation plan that addresses traffic and pedestrian control during school construction.
75. Develop a transportation management plan to educate families about transportation options as well as the access and load/ unload procedures for the site layout.

- 76. Develop a school-event management plan for evening events with more than 1,000 expected attendees to mitigate parking impacts and ensure coordination between the schools.
- 77. ISD will discourage vehicle idling during student drop-off and pick-up times. Waiting vehicles will be monitored by a staff member, and signs shall be installed that state “no idling.”

Public Services

- 78. The project will supplement public services by providing an educational facility for the residents within the Issaquah School District.
- 79. The design includes an emergency access off of 228th over an existing private road that is separate from the main access but provides full access through the site via the internal driveways and fire lane. The entrance from the private road into the site will be secured with a gate, with emergency responders having keyed access to the emergency access gate. If acceptable to others having rights to use the private road, the entrance to that private road off of 228th will be secured by a gate with keyed access available to emergency responders and others having rights to use the private road.
- 80. The proposed development will incorporate design concepts to reduce the need for public services including a standby emergency generator, access control and intrusion detection system, and CCTV Camera Surveillance System.
- 81. Lighting systems, site fencing, parking lot layout, and landscaping are designed to be sensitive to providing onsite visibility for safety.
- 82. The project will be equipped with a monitored fire alarm system with voice activation and an NFPA 13 sprinkler system. School bus transportation will be provided to all students.

This Final Revised Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-340(2) and WAC 197-11-350. A previous 14-day public comment period has been completed. There is no comment period associated with this Final Revised MDNS. There is no agency administrative appeal of this MDNS; judicial appeals are governed by RCW 43.21C.075.



Richard Schipanski
 ISD Designated SEPA Responsible Official

January 17, 2022

 Date

Issue Date of Revised MDNS:	December 9, 2021
Comment Period:	December 9, 2021 through December 23, 2021
Issue Date of Final Revised MDNS	January 17, 2022 (no associated comment period)