

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Bryant Montessori K-8 School Replacement

2. Name of applicant:

Tacoma Public Schools

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

**Morris Aldridge
Tacoma Public Schools
Planning and Construction
3223 S Union Ave
Tacoma, WA 98409
(253) 571-3350
planning@tacoma.k12.wa.us**

4. Date checklist prepared:

August 8, 2022

5. Agency requesting checklist:

Tacoma Public Schools

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

The proposed redevelopment will occur between 2023-2024. This redevelopment follows demolition of the existing school building on site, which will occur in the late summer/early fall of 2022. This demolition has undergone a separate permitting and environmental review process.

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, expansion, or further activity related to or connected to this proposal.

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

Has been prepared:

- **Civil Engineering Plan Set, prepared by AHBL, dated August 2022**
- **Drainage Report, prepared by AHBL, dated August 2022**
- **Landscape Plan Set, prepared by KG Design, dated August 2022**
- **Traffic Memorandum (including Parking Analysis), prepared by PH Traffic, dated July 2022**
- **Historic Summary Checklist Report dated July 21, 2022**
- **Electrical Site Plan, prepared by by Tres West Engineers dated July 2022**

To be prepared:

- **Geotechnical Engineering Report**
- **Temporary Erosion and Sediment Control Plan**
- **Construction Stormwater Pollution Prevention Plan**
- **Inadvertent Discovery Plan**

- Arborist Report
- Soils Study
- Hazardous Materials Report

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.

Previous SEPA environmental review was completed for the demolition of the school buildings. The demolition permit approval will be needed.

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

City of Tacoma:

- Demolition Permit for foundations
- Conditional Use Permit (CUP)
- Site Development Permit
- Work Order Permit
- Building Permit
- Water and Sewer Permits
- Fire Protection Permit
- Mechanical and Pumbing Permits
- ROW Construction and/or Occupancy Permit
- ROW Tree Work Permit

Department of Ecology:

- National Pollutant Discharge Elimination System (NPDES) Permit

Pierce County:

- Health Department Approval

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. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is the redevelopment of the Bryant Montessori K-8 School campus.

Construction will include, but is not limited to, new building(s), utilities and infrastructure, on-site/off-site improvements, and limited parking. The existing school building will be reconstructed totaling 58,000 SF. The building will be relocated from the southwest corner of the site to the southeast corner with play area and gardens in the central courtyard. A total of 6 onsite parking spaces will be added; acces to the parking will be provided via a new driveway at the 7th Street and S Ainsworth intersection.

The proposed landscaping consists of a mixture of lawn with planting areas of trees, shrubs, and groundcover. The existing flower and vegetable garden will be relocated, likely within the interior courtyard area. The existing playgrounds along the east will be

demolished and the play area relocated to the new courtyard. The play fields will be extended into the area currently occupied by the garden. The playfield may be replaced with synthetic turf, depending on available funding. The existing covered play areas will be demolished and a new 2,500 SF and 1,350 SF covered play areas provided.

The bus loading area will be located on South Grant Avenue and the visitor pick-up/drop-off area will be located on South Ainsworth Avenue.

The new Bryant Montessori K-8 School building will be designed to accommodate a capacity of 560 students, consistent with the existing school capacity. Recent enrollment has been approximately 380 students and 50 staff members and that is not anticipated to change. Prior to the COVID pandemic enrollment was closer to 500 students and staffing at approximately 75.

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 property is located at 717 S Grant Avenue, Tacoma, WA 98405 and is 2.35 acres. The Pierce County parcel number is 2007320010.

Legal: Section 05 Township 20 Range 03 Quarter 22



B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The site is generally flat with three areas on the southern portion of the site categorized/mapped by the City of Tacoma as 15-25% steep slope.

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

The steepest slope on the site is approximately 15%.

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.

The USDA Soil Survey map shows that site soils include Urban land-Alderwood complex, 0 to 5 percent slopes (~96%) and Urban land-Alderwood complex, 5 to 12 percent slopes (~4%).

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

There are no known indications of unstable soils in the immediate vicinity. Prior to site redevelopment, a geotechnical analysis will be completed to fully evaluate soil stability.

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 4,000cy of cut and 3,000cy of fill are anticipated to accommodate the site work and building relocation. Onsite soils will be used for fill to the best of our abilities. Local pits will be used when required. Approximately 8,000 SF of concrete and 23,000 SF of asphalt will also be removed for the project.

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

Temporary erosion could occur as a result of clearing and construction activities. The Temporary Erosion and Sediment Control Plan will include construction procedures and best management practices to mitigate impacts.

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

After project construction, impervious surface coverage will be approximately 63,000sf, which is approximately 61% of the site. If the playfield is replaced with synthetic turf, the impervious surface will increase.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A Temporary Erosion and Sediment Control (TESC) Plan will be completed for this proposal utilizing best management practices for erosion control. Temporary erosion and sediment control will be utilized during construction activities to ensure that earthwork is not deposited on streets or to downstream sources. Additionally, the project is required to obtain and adhere to the requirements laid out in a Construction Stormwater NPDES permit through the Washington Department of Ecology.

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.

Construction activities at the site have the potential to create temporary dust emissions due to earth-moving activities. Additionally, vehicles and equipment may also be a potential source of temporary exhaust emissions due to the combustion of gasoline and diesel fuels. All construction activities will follow the appropriate regulations for controlling emissions to the air.

Emissions after construction would be emissions from vehicle trips associated with the use and maintenance of the site.

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

Other than vehicle emissions from adjacent traffic, there are no known off-site sources of emissions or odors observed that might affect this project.

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

Possible measures to reduce or control emissions and/or impacts to air are using water sprays or other non-toxic dust control methods, minimizing vehicle speed while traveling on unpaved surfaces, preventing the tracking out of mud onto public streets, covering soil piles when practical, and minimizing work during high winds. Vehicular emissions are regulated by the United States Environmental Protection Agency and the Washington State Department of Ecology. All proposed construction practices will be handled in accordance with the federal, state, and local regulations. Equipment will be properly maintained and vehicles will be turned off when not in use.

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 is no surface water body on or in the immediate vicinity of the site.

- 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.

Not applicable; there is no surface water body on or in the immediate vicinity of the site.

- 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.

Not applicable; there is no surface water body on or in the immediate vicinity of the site.

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

The project will 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 FEMA floodplain map 53053C0164E (effective 03/07/2017), the site does not lie in a 100-year floodplain.

- 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.

No, the project does not involve any discharges of waste materials to surface waters.

b. Ground Water:

- 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 general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn as part of this proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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 materials will be discharged into the ground from any source as part of this proposal.

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.

Sources of runoff will include water used for dust control during construction and seasonal rainfall events.

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

No waste materials are anticipated to enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal will not alter or otherwise affect drainage patterns in the vicinity of the site. Stormwater will follow the existing downstream flow path.

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

A stormwater pollution prevention plan and temporary erosion and sediment control plan utilizing best management practices will be developed and adhered to to reduced or control runoff impacts. Site specific BMPs will be provided in accordance to City of Tacoma standards as required during construction. We assume these BMPs will include silt fencing, inlet protection, street sweeping, and limiting disturbed areas.

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; **small ornamental trees**
- 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

The existing site vegetation within the property boundary is primarily non irrigated lawn with some small shrubs and perennials immediately adjacent to the building along South 8th Street.

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

There is a vegetable and flower garden in the northwest corner of the site that will be relocated to a more central location. The proposed landscape will be a mixture of lawn with planting area of trees, shrubs, and groundcover. There are some mature street trees and lawn within the right-of-way that will be maintained if not in conflict with future driveways or sidewalks. The play fields will be extended into the area currently occupied by the garden and may be replaced with synthetic turf, depending on available funding. The existing covered play areas will be demolished and a new 2,500 SF and 1,350 SF covered play areas provided.

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

To our knowledge, there are no threatened or endangered plant species on or near the site.

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

Proposed landscaping will consist of some areas of lawn and areas of drought tolerant, adaptive plant species.

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

There are no known noxious weeds and invasive species known to be on or near the site.

5. Animals

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

Examples include:

birds: hawk, heron, eagle, songbirds, other: **small birds**
mammals: deer, bear, elk, beaver, other: **small mammals**
fish: bass, salmon, trout, herring, shellfish, other _____

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

According to the Washington State Department of Fish and Wildlife's Priority Habitat Species map, the site is located in an area with listed occurrences of the Western Pond Turtle (state-listed endangered species) and Big Brown Bat. It is doubtful that these species would be present on site given the fully developed existing condition.

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

The site is located within the Pacific Flyway for migratory birds.

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

There are no proposed measures to preserve or enhance wildlife as part of this project.

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

There are no invasive animal species known to be on or near the site.

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.

The proposal will use electricity for heating, cooling and lighting.

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

This project will not affect the potential 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:

The proposal will use energy conservation features, including the use of local and recycled building materials, low flow plumbing fixtures, Low-E glazing, and a Water Source Heat Pump Mechanical System. The DOAS system will be equipped with energy recovery ventilators and high efficiency LED lighting.

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 as a result of this proposal? If so, describe.

There is no known contamination on the site. The Washington State Department of Ecology 'What's In My Neighborhood' database identified 6 cleanup sites within 0.25 miles of the site:

East:

Miranda Apartments – Cleanup Complete

Northeast:

Washington Uniform Service – Cleanup Started

Wingerter Commercial Property – Cleanup Started

North:

HAZ Investment Property – Cleanup Started

Checkmart – Cleanup Started

West:

Interstate Brands Corp Facility – Cleanup Complete

The site is also located within the Tacoma Smelter Plume, though cleanup is not necessary as, according to Washington State Department of Ecology, it has a predicted arsenic concentration under 20ppm, which is below the state's cleanup levels.

Prior to disturbance of any site soils associated with construction, testing will be completed to determine if any environmental hazards are present. Any identified contaminants will be mitigated pursuant to applicable regulatory requirements.

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

There is no known contamination at the site from past or present uses. It is possible that there are hazardous building materials contained in the structures that will be demolished as part of an earlier phase of redevelopment of the site.

- 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.

According to the National Pipeline Public Mapping System, there are no underground hazardous liquid and gas transmission pipelines located within the project area or surrounding vicinity. There are no known other hazardous chemicals/conditions.

- 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 typical of construction activities will be used during the construction process, including gasoline for vehicle use.

- 4) Describe special emergency services that might be required.

No special emergency services will be required other than those normally provided, such as police, emergency, medical, and fire protection.

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

Standard dust control measures will be implemented to mitigate dust emissions resulting from construction activities.

Any soils contaminated by accidental spills would be excavated and disposed of in a manner consistent with the level of contamination and in accordance with federal, state, and local regulatory requirements.

b. Noise

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

The primary source of noise in the area of the project is vehicular traffic along adjacent roads. This vehicular traffic will not impact the project.

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

Short-term, temporary noise will occur from the operation of equipment during construction. Construction will normally occur during the hours subject to the appropriate City of Tacoma ordinance (weekdays between 7:00 a.m. and 9:00 p.m. and weekends/federal holidays between 9:00 a.m. and 9:00 p.m.).

Long-term noise will be similar to the existing condition of the site and typical of that associated with a public school, including vehicular noise. Drop-off and pick-up will be the main sources of vehicular noise, including school buses and private vehicles. The noise of students engaging in outdoor activities and events will occur during various times throughout the day. School hours are 9:00am to 3:30pm on Mondays,

Tuesdays, Thursdays, and Fridays and 10:00am to 3:30pm on Wednesdays. The majority of the noise will occur during these hours, as well as directly before and after for drop-off and pick-up respectively.

3) Proposed measures to reduce or control noise impacts, if any:
To mitigate general noise impacts during construction, measures such as locating stationary equipment away from receiving properties, erecting portable noise barriers around loud stationary equipment, limiting construction hours to the appropriate City of Tacoma ordinance, turning off idling construction equipment, requiring contractors to rigorously maintain all equipment, and training construction crews to avoid unnecessarily loud actions near noise-sensitive areas should be employed.

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 current use of the site is the Bryant Montessori School, which is the same as the proposed use. Current uses of adjacent properties include the following:

East: Single family residences, commercial
North: Single family residences, commercial
South: Single family residences
West: Single family residences

The proposal will not affect current land uses on 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 as a result 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?

Agricultural could have been a use in the past, though the existing school building has been on the site since 1960.

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, the project will not affect or be affected by surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

There are nine structures on site: one school building, one covered play structure, and seven relocatable classrooms. The school building is 38,787sf and is two-stories. The relocatable classrooms range from 896sf to 1,792sf and are all one-story.

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

All eight structures will be demolished as the first phase of this redevelopment project in late summer/early fall of 2022.

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

The current zoning classification of the site is R-2SRD – Residential Special Review District.

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

The current comprehensive plan designation of the site is Low-Scale Residential.

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

Not applicable; the site does not have a current shoreline master program designation.

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

According to the City of Tacoma 'Environmental Hazards' GIS layer, there are three areas on the southern portion of the site that are categorized as 15%-25% steep slope.

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

Bryant Montessori School currently has approximately 380 students and 50 employees. The staffing and enrollment are not expected to change as a result of the redevelopment of the school. School capacity will remain at existing levels of 560 students.

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

Bryant Montessori's 380 students and 50 staff members will be relocated to another facility until the project is complete.

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

Students and staff of Bryant Montessori will be relocated to another facility until the project is complete.

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

The project is located within the R-2SRD (Residential Special Review District), which accommodates primarily residential uses, as well as other uses, including schools that have been deemed compatible with residential character. The proposal is to replace an existing aged school building with new construction using durable materials and designed to meet current code. To ensure compatibility, noise, light, traffic, and visual impacts will be mitigated to the extent feasible and the existing mature street trees and lawns in the ROW will also be retained to the extent feasible (i.e., not in conflict with future driveways or sidewalks).

Additionally, this project will require the application for and approval of a Conditional Use Permit (CUP), which allows the City to place conditions of approval on the project to ensure it is compatible with the surrounding neighborhood. The CUP process entails a thorough review of compatibility with the City's design and zoning requirements.

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

As the project does not involve impacts to agricultural and forest lands, 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.

Not applicable; the project does not include housing.

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

No housing units will be eliminated as a result of this project.

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

As the project does not involve impacts to housing, no measures are proposed to reduce or control housing impacts.

10. Aesthetics

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

The tallest height of the proposed structure is 39.5 feet.

The exterior building materials will be fiber cement siding and masonry veneer.

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

There are no views in the immediate vicinity that will be altered. The site is currently developed with educational facilities.

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

Aesthetics will be enhanced through the replacement of an aging school building and grounds with new construction and new landscaping that is designed using durable building materials, new native plantings, tree retention where possible, and designed to meet current code.

11. Light and Glare

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

The primary source of light is from the school building. Exterior building lighting includes LED dark sky fixtures to be used for code required and safety/security area lighting. Special LED light fixtures will be used for areas of the building to be highlighted as directed by the project architects. The lighting system will be in compliance with the Washington State Energy Code. Lighting will be produced after dark.

The proposal will not increase light or glare from current conditions and use of the site as a school.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, light or glare from the finished project will not be a safety hazard or interfere with views. Lighting will be produced to enhance security, safety, and facility usage.

c. What existing off-site sources of light or glare may affect your proposal?
There are no off-site sources of light or glare that will impact the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
The lighting fixtures will be cast downward to reduce light and glare impacts. To meet the Washington State Energy Code exterior lighting requirements, all exterior lights will be programmed to turn on at 100% light output from dusk. The applicant will meet the City of Tacoma's lighting standards; this will be reviewed as part of construction plan permitting.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Wright Park and the WW Seymour Botanical Conservatory are located approximately 0.8 miles to the northeast of the site. Peck Athletic Fields are located approximately 0.6 miles to the southwest of the site. People's Park is located approximately 0.5 miles to the southeast of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.
During construction, the playground will be closed for public use. After construction is complete, the playground will be open and will have a fence enclosing it.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No measures are proposed to reduce or control impacts on recreation. The existing playfield may be replaced with synthetic turf, depending on funding. The existing covered play areas will be demolished and a new 2,500 SF and 1,350 SF covered play areas provided in the central courtyard area.

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.

Bryant Montessori was originally built in 1960 and remodeled in 1977. The site is not listed on national, state, or local historic registers.

- 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.

The Washington State Department of Archeology and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISAARD) online predictive model revealed a high risk to very high risk for archaeological resources on the site and highly advised a survey of resources.

- 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.

DAHP WISAARD's predictive model tool was used to predict potential impacts to cultural and historic resources on and near the project site. The District evaluated the site in their pre-Demolition Historic Summary Report dated July 21, 2022. The Summary Report also relied upon previous documentation published in 2009 by Caroline T. Swope.

- 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.

Prior to demolition of the existing school building, which is being reviewed as part of a separate SEPA and permitting process, the District's pre-Demolition Historic Summary Report will be reviewed by the City of Tacoma's Historic Preservation Officer. The Historic Preservation Office will review the report to determine if the building or site warrants further review by the Landmarks Preservation Commission (LPC) for historical significance.

A plan for the possible unanticipated discovery of historic, cultural, or archeological resources will be prepared (IDP). If cultural or archeological objects are found during site work, the Washington State Office of Archaeology and Historic Preservation will be notified. All site work will stop until guidance is provided by the Washington State Department of Archaeology and Historic Preservation.

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.

South Ainsworth Avenue (to the east), South 8th Street (to the south), and South Grant Avenue (to the west) serve the site. Proposed construction access to and from the site will be via South 8th Street.

- 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?

The closest public transit stop for Pierce Transit is for Route 1 is located at the intersection of South 6th Avenue and South Ainsworth Avenue, just north of the site. The 1 Route runs from Frederickson to Tacoma Community College. Route 1 provides weekday service from approximately 4:30am to 11:30pm with 30-minute headways during peak travel times and also provides extensive weekend service.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project proposal includes 6 new on-site parking spaces. The site currently has no on-site parking spaces so this project will not eliminate any on-site parking. Additionally, the proposal retains but restripes the existing angled parking on South 8th Street. There will be a net gain of parking with the addition of the onsite parking.

d. 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).

Since the proposed new school facility will not increase vehicle trips on the network, there are no traffic impacts that will require off site improvements. Per City of Tacoma policy, the proposed site development may be conditioned to improve roadway frontage elements, such as replacing damaged sidewalk panels, providing/upgrading ADA curb ramps at intersections, improving pedestrian crossing markings/signage, and reconfiguration of parking. The proposed site development will retain the existing parent/visitor drop off area on South Ainsworth Avenue and the bus loading area on South Grant Avenue. A new driveway will be added at the 7th Street and South Ainsworth intersection.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use or occur in the immediate vicinity of water, rail, or air transportation.

f. 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 proposed project will not increase the existing school's capacity or daily trips. Per ITE's Trip Generation Manual 11th Edition, the school site is estimated to generate 1,271 daily trips based on a student capacity of 560. Corresponding to the established bell schedule, peak volumes for this school site will occur on weekdays in the morning between 8am and 9am and in the afternoon between 3pm and 4pm. A total of two school buses serve the school, each arriving and departing corresponding to the established bell schedule. Less than 1% of site trips are anticipated to be commercial or non-passenger vehicles.

g. 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 project will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

The proposed new school facility does not increase student capacity or corresponding trips; therefore there are no transportation impacts and no measures proposed to reduce or control impacts.

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.

There will not be any increased need for public services beyond that which already exists on the site.

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

The project is not likely to cause impacts on public services; therefore, no measures are proposed to reduce or control impacts on public services.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

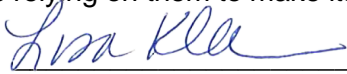
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed utilities include stormwater, sewer, water, fire, irrigation, gas, and power.

- **Electricity is provided by Tacoma Public Utilities**
- **Sewer and water are provided by Tacoma Public Facilities**
- **Gas is provided by Puget Sound Energy**
- **Cable, Internet, and Telephone Service are provided by Comcast or Century Link**

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.

Signature:  _____

Name of signee: Lisa Klein

Position and Agency/Organization: Associate Principal, AHBL, Inc.

Date Submitted: August 8, 2022