



Mitigated Determination of Non-significance (MDNS)

Puyallup School District Northwood Elementary School Replacement Capital Project #08-01-16

Proposal: Puyallup School District (PSD) proposes to replace the existing Northwood Elementary school with a new 81,000 sf, two-story elementary school at its current site. The replacement school is scheduled to open September 2019, the beginning of the 2019-20 school year. The existing school will be open during construction of the new school building. The site is on an approximate 15-acre parcel with frontage on 24th Street East.

The existing school currently accommodates approximately 430 students. The new school will accommodate approximately 730 students and will include new commons/cafeteria, gymnasium & library. Site improvements will include a natural turf field, walking path, play toy area, expanded parking and driveway queueing areas.

Location: Northwood Elementary
9805 24th St E
Edgewood, WA 98371

Proponent: Puyallup School District #3

The Puyallup School District hereby makes the following Findings and Determination based upon review of the SEPA checklist and attachments, and other information on file with the Puyallup School District.

Findings:

General:

1. A SEPA checklist with attachments related to this project was prepared January 30, 2017
2. The following reports were prepared and reviewed in conjunction with the environmental review for this project. They are on file with the lead agency and will be made available upon request.
 - a. Geotechnical Report with Initial Report and foundation recommendations, by Associated Earth Sciences Inc., dated October 10, 2016.
 - b. Critical Areas Report Addendum, by Sewall Wetland Consulting, Inc., dated January 20, 2017.
 - c. Transportation Technical Report for Northwood Elementary School Replacement, by Heffron Transportation, Inc., dated January 27, 2017.
 - d. Schematic Design Site Plan dated January 31, 2017.
 - e. Tree Protection and Retention Plan, by Tree Resource, dated March 3, 2017.
3. A Notice of Expanded SEPA Environmental Checklist with a 15-day comment period was issued February 1, 2017. Publishing of said notice included the following:
 - a. Advertisement in Tacoma News Tribune newspaper
 - b. Public notice sign posted at the site
 - c. Email notification to the Dept. of Ecology SEPA Register
 - d. Email notification to local agency partners
 - e. Posting on the Puyallup School District website.
4. The following comments were received within the 15-day comment period of the Notice of Expanded SEPA Checklist:
 - a. Email from the City of Edgewood, dated February 2, 2017.
 - i. Comments clarifying the sewer utility provider for the project is City of Edgewood.

- b. Letter from Washington State Department of Ecology dated February 15, 2017.
 - i. Comments relating to water quality and erosion control measures.
- 5. Two public meetings were held at Northwood Elementary on October 11, 2016 and November 10, 2016. Notice of the meeting was mailed to property owners within 300 feet of the site. District staff and the project architect were present to address questions and comments.
- 6. The City of Edgewood accepted the Puyallup School District's Application with reports for a Conditional Use Permit for this project as a "complete application" on February 17, 2017. City of Edgewood staff has begun their technical review and notification process as outlined in Edgewood Municipal Code Section 18.40.150(C).
- 7. A Boundary Line Adjustment (BLA) that includes the Northwood Elementary Replacement project site was submitted by the Puyallup School District and was approved by the City of Edgewood. The BLA was recorded with Pierce County Auditor's office under Recording No. 201702095010. Tax Parcel 0420091011 is known as "Parcel A" and Tax Parcel 0420091014 "Parcel B".

Earth:

- 1. The site is described as generally level with a gentle slope upward from 24th St E to the north property line. No geological hazards such as steep slopes, erosion zones, landslide zone or abandoned landfills are located on the site or within the site vicinity.
- 2. The 2006 draft Geologic Map of the Puyallup 7.5 Minute Quadrangle indicates that the entire project site vicinity is underlain by a Vashon-age glacial ice-contact deposit. Boring logs revealed that most of the site is comprised of medium dense to very dense native lodgment till at fairly shallow depths. At the lowest southern portion of the site, a thick deposit of silts with a variable organic content was found.
- 3. Erosion control measures will be in place prior to any clearing, grading, or construction. A temporary erosion and sediment control plan will be prepared and implemented during the construction phase in accordance with City of Edgewood development standards. TESC measures will include a temporary construction entrance, filter fabric fence, temporary drainage ditches, a facility for temporary construction storm water sediment settling and catch basin inlet protection. Best Management Practices will be following during clearing, grading and construction.

Air:

- 1. There are no known off-site sources of emissions or odors that will affect the project.
- 2. Dust generated from construction vehicles and equipment will be controlled through watering during dry weather periods, as needed.

Water:

- 1. A known category III wetland exists offsite east / southeast of the Northwood Elementary property on Parcel No. 0420091014. The Critical Areas Report Addendum, dated January 20, 2017, prepared by Sewall Wetland Consulting (listed under General Finding #2) confirmed previous studies by Landau Associates (2008-2009) and by Sewell Wetland Consulting (2011), relating to the classification and location of the wetland.
- 2. The eastern edge of the sewer access utility easement (AFN 200909160255) that runs north/south through Pierce County tax parcel number 0420091014 forms the western limit of the wetland buffer.
- 3. No fill or dredge material will be placed in or removed from the wetland or wetland buffer as part of this proposal.
- 4. Stormwater plans will be designed to meet the 2015 Pierce County Stormwater Management and Site Development Manual, as adopted by City of Edgewood in effect at the time of submittal of a building permit application.
- 5. The site does not lie within a 100-year floodplain.
- 6. The project will comply with EMC Chapters 13.05 (Stormwater Manual - Site Development Regulations) and 13.25 (Illicit Stormwater Discharges)

Plants:

1. No threatened or endangered species are known to be on or near the site.
2. A Tree Protection and Retention Plans has been prepared by Tree Resources, dated March 3, 2017. The plan concludes that the development plans meet the City of Edgewood requirements for tree retention and planting.
3. Approximately 8.7 acres of landscape area will be altered and/or replaced with new landscape. Lawn and planting areas around the new school will be planted with grass and with native and drought resistant plantings of shrubs and groundcover. A landscape plan will be submitted for review and approval by City of Edgewood.

Animals:

1. No federally listed endangered species or state threatened species are known to inhabit within the project boundaries.

Energy and Natural Resources:

1. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the International Building Code (IBC) at the time of building permit application or as adopted by City of Edgewood development regulations.
2. The proposed replacement school will be designed to meet Washington Sustainable School Protocol for high performance schools.

Environmental Health:

1. No environmental health hazard is anticipated from the development of this project.

Noise:

1. There are no significant adverse noise impacts arising from the project. Project construction activity will be limited to the hours identified by Pierce County Code 8.76.060 Maximum Permissible Environmental Noise Levels, as adopted by in Edgewood Municipal Code Title 8.

Land Use:

1. Under the City of Edgewood Comprehensive Plan land use designation and zoning classification, elementary schools are a permitted use subject to approval of a conditional use permit. The Comprehensive Plan land use designation and zoning classification are:
Zoning: Public
Comprehensive Plan: Public

Housing:

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

Aesthetics:

1. The project will comply with city design standards as specified in EMC 18.50.050 Design standards review.

Light & Glare:

1. New parking areas and exterior mounted lighting will utilize LED lighting fixtures with shields and full-cut off lights which direct optics toward the ground. These lighting measures will provide no

measureable light spillage off site and will minimize glare. No significant impacts from light and glare from the Project have been identified.

Recreation:

1. The project will not disrupt or displace any offsite existing recreational opportunities in the area.
2. Onsite playfield and hardscape play area will be restricted temporarily during certain phases of construction of the project.
3. The proposed replacement school will include site amenities such as pedestrian walkways, covered play area, play equipment area, and grass playfield with a walking track.

Historic and Cultural Preservation:

1. There are no known landmarks, features, or other evidence of Indian or historic use or occupation.
2. In the event that suspected historic or cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other form of site development/construction, all work on site shall immediately stop and the property owner/developer shall notify the County, the State Department of Archaeology and Historic Preservation (DAHP), and all applicable local Tribe of Indians.

Traffic:

1. A traffic study was completed by Heffron Transportation on behalf of the applicant, as listed under General Finding #2.
2. No improvements are required at off-site intersections to accommodate the proposed Northwood Elementary replacement school.
3. Improvements to 24th Street East along the site frontage are warranted as a result of this project.
4. The City of Edgewood collects traffic impact fees for new development. This project proposes to increase school capacity from 436 to 730, an increase of 294 students. The applicant shall pay traffic impact fees at the time of building permit issuance in accordance with Edgewood Municipal Code Chapter 4.30.
5. City of Edgewood Ordinance 07-0279 adopted the Preferred Alternative Road Network Plan for the Meridian Avenue/State Route 161 Corridor into the City of Edgewood Roadway Plan.

Public Services/Utilities:

1. Public utilities, such as water, sewer and electricity, are available and have the capacity to support the construction and operation of the replacement school project.
2. An Interlocal Agreement between City of Edgewood and Puyallup School District relating to Edgewood (Sewer) Local Improvement District (LID) No.1 was entered into on Nov. 26th, 2008 provided for the inclusion of the project into the City's sewer service area. The District will follow the terms of the Interlocal Agreement relating to the Northwood Elementary replacement project.

Threshold Determination: The Responsible Official has concluded that a Mitigated Determination of Nonsignificance applies to this proposal, that the proposal does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information and comments on file with the Puyallup School District and the above noted findings. This information is available to the public on request. This MDNS is issued under WAC 197-11-350.

Mitigation Conditions:

1. The project shall provide a stormwater management design consistent with EMC Title 13.05 and the design shall maintain clean stormwater flow into the northern portion of the offsite wetland consistent with Edgewood Municipal Code.

2. The applicant shall submit to the City of Edgewood street improvement construction plans for 24th Street East adjacent to the property consistent with EMC Title 12.05, Streets, Sidewalks and Public Places, for review and approval by the City Engineer prior to site development permit approval as depicted on the site plan submitted to the City, dated January 23, 2017.
3. The proposed 10-foot hard-surfaced, joint-use trail along the frontage of 24th Street East shall connect seamlessly to the existing pedestrian sidewalk from Northwood Estates at the southwest corner of Tax Parcel 0420091011 ("Parcel A") and terminate at the southeast corner Parcel A, as depicted on the site plan submitted to the City of Edgewood dated January 23, 2017.
4. The applicant shall dedicate to the City of Edgewood as right-of-way the east 30 feet of Parcel A, prior to site development approval as required by City of Edgewood Ordinance 07-0279, The Meridian Avenue/ State Route 161 Corridor Roadway Network.
5. The applicant shall either: (i) construct half street improvements within the dedicated 30 feet of Parcel A in compliance with EMC 12.05, Streets, Sidewalks and Public Places consistent with the Town Center Cross Section drawing, which street improvement construction plans shall be reviewed and approved by the City of Edgewood prior to site development permit approval consistent with City of Edgewood Ordinance 07-0279, The Meridian Avenue /State Route 161 Corridor Roadway Network, requirements; or (ii) in lieu of such half street improvements, tender funds to the City of Edgewood, prior to building permit issuance, for the cost of construction of such half street improvements based upon an engineering bond quantity worksheet mutually acceptable to the City of Edgewood and the applicant.
6. The applicant shall dedicate to the City of Edgewood the east 30 feet of Tax Parcel 0420091014 ("Parcel B") as right-of-way for future road construction together with an associated stormwater easement and a critical area restoration easement within said parcel to satisfy the requirements of Ordinance 07-0279, The Meridian Avenue/ State Route 161 Corridor Roadway Network. Due to the sensitive areas on Parcel B, the City will waive the construction of the improvements within this area as permitted through City of Edgewood Ordinance 07-0279.
7. The applicant shall convey to the City of Edgewood a pedestrian access easement within an existing sewer easement on Parcel B for purposes of a future trail connection to the future Meridian Avenue/State Route 161 Corridor Roadway Network to be located within the east 30 feet of Parcel B.
8. The applicant shall submit construction plans for an ADA compliant trail connection from the Northwood Elementary School property to seamlessly connect with the proposed pedestrian trail on the Northwood Estates site at approximately midpoint of the western boundary of the school property for review and approval prior to site development permit approval as required through EMC Title 18.95.030(D), Design Standards.
9. The applicant shall work in good faith with adjoining property owners to acquire an additional easement to provide a pedestrian access connection to the existing access easement on the church property (Tax Parcel 0420091138) consistent with the site plan, dated January 23, 2017, submitted to the City of Edgewood, showing a pedestrian access connection from the new school to the northwest corner of Parcel A. When connection is available and consistent with EMC Chapter 18.95.030(D), the applicant shall construct the pedestrian access to the northwest corner of the school property and connect the path to the existing easement that directs children to and from 18th Street East. The pedestrian access shall conform to current development regulations in place at the time of site development permit application submitted by the applicant for the pedestrian access project, if not included as part of the Northwood Elementary Replacement Project.
10. Prior to opening of the replacement school, the applicant shall review and identify any changes to walk routes, crosswalk locations, and/or crossing guard locations.
11. The applicant shall develop a transportation and parking management plan to minimize any traffic and parking impacts associated with large events as recommended in the "Transportation

Technical Report" prepared by Heffron Transportation, Inc., dated January 27, 2017. The plan shall be submitted to the City of Edgewood for review and approval prior to site development permit approval. The plan shall identify locations for event parking and ensure that all parking areas are open and available during large events.

12. The City of Edgewood and the Puyallup School District entered into an Interlocal Agreement regarding Sewer LID #1 on November 26, 2008. The agreement requires connection of sewer facilities, payment of fees and disconnection of existing facilities at the time of replacement of Northwood Elementary. The applicant shall complete the provisions of Section 2.2 (entitled "2.2 *Northwood Replacement Elementary School*") consistent with the requirements of the Interlocal Agreement.
13. The Puyallup School District shall work with the local waste management provider to develop an appropriately sized waste service area. This service area shall be screened per EMC 18.95.030(I). Site plans shall be updated to show the waste management area prior to site development application.
14. The applicant's geotechnical engineer shall verify and confirm soil conditions and design infiltration rates during and following construction of any proposed stormwater retention BMPs, including facilities designed using Low Impact Development (LID) techniques. If conditions are found to be different than designed, the applicant's geotechnical engineer shall provide a revised design infiltration rate and the stormwater retention BMPs shall be redesigned accordingly. Any revisions shall be submitted to the City of Edgewood and approved prior to implementation and final site development permit approval.
15. If contamination is discovered or occurs during the proposed school replacement project, testing of the potentially contaminated media shall be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Department of Ecology shall be notified.
16. The applicant shall require the contractor to develop a construction management plan (CMP) to require best management construction practices which would include defining truck routes, lane closures, walkway closures, and parking disruptions, as necessary. The CMP may also include measures to keep adjacent streets clean on a daily basis at the truck exit points (such as street sweeping or on-site truck wheel cleaning) to reduce tracking dirt offsite. The CMP should identify parking locations for the construction staff; and address traffic and pedestrian control during school construction.
17. LED full-cut off lighting shall be used to maintain directional lighting into the parking areas. Full cut-off light fixtures shall be used to mitigate lighting from escaping from the top of the fixture. The maximum calculated foot candle illumination proposed under the project shall be implemented to minimize any spillage at the perimeter of the Site and meet the requirements of EMC 18.95 – Design Standards.

Comments: Comments relating to this MDNS must be submitted within 15 days, by 4:00 p.m. on June 16, 2017. Contact Brian Devereux, Director of Facilities Planning, at (253) 841-8772 or at deverebj@puyallup.k12.wa.us with questions about the project.

Responsible Official: Mario Casello, Chief Operations Officer
Lead Agency: Puyallup School District #3
Operations Department
302 2nd St SE
Puyallup, WA. 98372
Office: (253) 841-8772

Date of Issue: June 2, 2017
Comment Deadline: June 16, 2017

Signature:

A handwritten signature in black ink, appearing to read 'M. Casello', is written over a horizontal line.

NOTE: Pursuant to RCW 43.21C.075, the final determination of the Responsible Official may be appealed. In accordance with Puyallup School District SEPA Policy #6890, the Responsible Official will issue a Notice of Action. Any action to set aside, enjoin, review or otherwise challenge such action on the grounds of noncompliance with the provisions of chapter 43.21C RCW (State Environmental Policy Act) shall be commenced in Pierce County Superior Court.

NOTE: The issuance of this MDNS does not constitute project approval. The proposal must comply with applicable requirements of City of Edgewood prior to receiving construction permits.