SEPA Environmental Checklist

Project:

Hunt Middle School Replacement

Prepared by:

BCRA
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(253) 627-4367

Date: March 21, 2019
A. Background

1. Name of proposed project, if applicable: **Hunt Middle School Replacement**

2. Name of applicant:
   
   Morris Aldridge  
   Executive Director of Planning & Construction  
   Tacoma School District #10  
   Tacoma WA

3. Address and phone number of applicant and contact person:
   
   Contact: Zachary Crum, Civil Engineer /Christine Phillips, Planner  
   BCRA  
   2106 Pacific Ave., Suite 300  
   Tacoma, WA 98402  
   (253) 627-4367

4. Date checklist prepared: **March 21, 2019**

5. Agency requesting checklist: **Tacoma School District #10**

6. Proposed timing or schedule (including phasing, if applicable):
   
   The applicant will be submitting for site development permit in July 2019 and building permit in August 2019 with demolition and construction of the first phase of work planned to begin in February 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   
   The project work is being split into two phases with no additional expansions projected beyond this work.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   
   - DOH Soil Sampling Map and Results; 2006  
   - Boundary & Topographical Survey; Informed Land Survey; 11/01/2018  
   - Trip Generation Memo; Heath & Associates; March 2019  
   - Geotechnical Engineering Report; Associated Earth Sciences, Inc.; September 23, 2010  
   - Supplemental Subsurface Exploration; Associated Earth Sciences, Inc.; November 21, 2018  
   - Soil Environmental Screening; Associated Earth Sciences, Inc.; November 19, 2018  
   - UST Records Review and Findings; Associated Earth Sciences, Inc.; November 14, 2018  
   - Existing Sound Levels Memo; The Greenbusch Group, Inc; January 23, 2019

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.
   
   None that we are aware of.
10. List any government approvals or permits that will be needed for your proposal, if known.
   - Site Development and Building Permits, City of Tacoma
   - Work Order Permit for ROW Improvements, City of Tacoma
   - NPDES permit, WA Department of Ecology
   - Underground Injection Control (UIC) Well Registration for Infiltration Wells, WA Department of Ecology
   - Demolition permit through Puget Sound Clean Air Agency (PSCAA)

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.)

   This project is a full replacement of the existing Hunt Middle School building. The new school will be a 2-story structure of approximately 100,000 SF with capacity for 600 students and will include replacement of all outdoor playfields, parking, landscaping, and utility infrastructure on the lower elevation of the property. The facilities on the elevated west side will remain in place. Full development of approximately 20 acres of the nearly 25 acre site. This work will occur in two phases:

   Phase 1
   - Full demolition of the existing structures on the lower plateau and clearing of related site development in the near vicinity. The cafetorium structure on the upper plateau will remain.
   - Construction of approximately 67,000 SF of proposed building.
   - Sitework will include a portion of the parking, parent and bus drop off.
   - Frontage improvements include curb, gutter and sidewalk along a portion of north side of S. 10th St.

   Phase 2
   - Construct remaining portions of building totaling approximately 33,000 SF.
   - Sitework to include additional parking areas, redevelopment of the existing sports fields and track, and amenities.
   - Frontage improvements include half street overlay and curb, gutter and sidewalk along the south side of S. 8th Street, the balance of the S. 10th Street improvements, and new curb gutter and sidewalk along the west side of Vassault St.

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.

   Address: 6501 S 10th St, Tacoma WA
   Parcels: 3975000010, 0220022048, 0220022021, 0220022024, 0220022028, 0220022025 & 0220022083
Vicinity Map
B. Environmental Elements

1. Earth

a. General description of the site:
   (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

   The site is split into two relatively flat plateaus with the higher west area elevated 20-30 feet above the eastern level. There is a secondary, mid-level grade change from north to south where playfields in the north are elevated above the southern area by 8-10 feet. The work of this project will encompass the eastern two-thirds and northern portions of the site.

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

   The steepest slope is between the western and eastern plateaus and ranges from 20-35%.

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.

   According to the 2006 draft USGS Geologic Map for the Tacoma South 7.5 - minute Quadrangle, the western (upper) portion of the project site lies within a widespread zone of Vashon-age glacial lodgement till; whereas the central and eastern (lower) portion of the site lies within a widespread zone of Vashon-age recessional outwash. Exploration pits confirmed the presence of Vashon-age deposits but no recessional outwash was encountered. See Geotechnical Report.

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

   The risk of deep-seated landslides is low for static and seismic conditions and risk of seismic liquefaction is also low. See Geotechnical Report.

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.

   Cut – Approximately 13,000 CY
   Fill – Approximately 13,000 CY

   All fill placed beneath building and pavements will be adequate for required compaction and consist of a good quality, granular soil, free of organics and other deleterious material. Fill may consist of both native soils and structural fill. Off-site fill, if required, will be provided from an approved source.
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

According to the Geotech Report, the erosion hazard of the site soils is moderate. Surface runoff during wet weather should be controlled prior to clearing and stripping activities, and all stripped surfaces will be covered with straw or other appropriate measure to reduce runoff erosion.

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

Existing total impervious site coverage is approximately 32% including the western portion of the property with the cafetorium and open space. Proposed total site coverage, including one track and synthetic turf playfield is approximately 40%. Two other play fields include alternates for synthetic turf that would bring the total proposed site coverage to 65% maximum. It should be noted that turf fields have a built in drainage system so are not truly impervious per definition.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary erosion and sediment control plan will be prepared and implemented during the construction phase in accordance with City of Tacoma’s 2016 Stormwater Management Manual. TESC measures will include a temporary construction entrance/exit, temporary sediment facility (sediment ponds and/or sediment tanks), straw wattles, filter fabric fence, erosion control blanket, temporary drainage ditches and piping, straw bales and catch basin inlet protection.

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.

Typical emissions during construction are anticipated as a direct result of the construction workers use of personal, company and/or subcontractor vehicles and equipment for onsite construction as well as to commute to and from the site. Once buildings are completed and occupied the main source of emissions will be vehicle exhaust, typical emissions from the buildings mechanical systems, and exhaust from the commercial kitchen.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no anticipated off-site sources of emissions that are anticipated to impact this proposal.

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

None proposed. Emissions are expected to decrease from current levels as all mechanical systems will be a significant upgrade from existing.

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 are no nearby bodies of water.

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.

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.

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

The proposed project does not require any surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The subject site is not within an identified 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.

The proposed project does not involve discharges of waste materials into 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.

There are no wells that currently exist on the site. However, several deep underground injection control wells are proposed to discharge stormwater into the ground as part of the stormwater design. The site is located within the 10-year Modeled Welhead Protection Areas per City of Tacoma Map 10 Aquifer Recharge and Wellhead Protection Areas. Based upon geotechnical input, the discharge of stormwater into the ground will not cause a change in water quality or quantity in wellheads within the mapped area. Aesi is preparing a report that supports this conclusion.

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.

The subject property is served by public sanitary sewers. It is not expected that waste materials will enter the ground from the subject site.

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.

The source of runoff will be storm water runoff from building roof tops, concrete walks, asphalt pavement, and landscaped areas. It is intended that stormwater runoff will be detained or infiltrated on-site and then discharged at the natural location, which is currently a connection to the City of Tacoma’s storm drainage system.

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

It is not anticipated that waste materials will enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
Existing drainage patterns will be generally maintained with this redevelopment.

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

During the construction phase, temporary erosion control measures, on-going maintenance, soil stabilization and other best management practices will be implemented to help reduce and control impacts from the project. Permanent measures to reduce and control runoff from the completed project will include catch basins, underground conveyance pipe, detention and water quality treatment as determined necessary.

4. Plants

a. Check the types of vegetation found on the site:
   __X__ deciduous tree: alder, maple, aspen, other: oak, fruit, other
   __X__ evergreen tree: fir, cedar, pine, other
   ___ shrubs
   ___ 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

Trees within the redevelopment work area are located mostly along or near to the property boundaries with some internal to the site, near the existing school building.

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

   All vegetation within the extents of the redevelopment area will be removed.

c. List threatened and endangered species known to be on or near the site.
   No known threatened or endangered species.

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

   Trees along property boundaries and on the sloped grade change to the western upper plateau will, for the most part, be retained. Landscape islands with trees,
shrubs and ground cover will be provided within parking areas where required by current City of Tacoma municipal code. Native plants will be used wherever possible.

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

    None known.

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:
    birds typical of suburban environments such as jays, crows, sparrows etc.
    are likely to be seen on or near site.
    mammals: deer, bear, elk, beaver, other:
    small mammals typical of urban environments such as rodents/squirrels
    may be seen on or near the site
    fish: bass, salmon, trout, herring, shellfish, other. None.

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

    None known.

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

    The City of Tacoma is within the Pacific Flyway for migratory birds. Migrating species of geese and ducks can be found in lakes, ponds, wetlands and waterways of Tacoma. Key rest stops are not known to be located within or near to the proposed redevelopment site.

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

    None proposed.

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

    None known.
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.

**Electric – Power and lighting**

**Natural Gas – Mechanical heating and cooling, and cooking**

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

*The proposed project would not affect use of solar energy due to the location of the building and distance from property lines.*

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:

*Washington State energy requirements will be met when designing building envelope, lighting, heating, and ventilation equipment.*

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 are contaminated soils, likely lead and/or asbestos in existing buildings, and underground storage tank(s) on the site.*

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

*Hunt Junior High School was originally constructed in 1957 with subsequent additions in the 50’s, 60’s, & 70’s. Buildings constructed prior to the 1970’s usually contain asbestos or lead.*

*Two USTs (Underground Storage Tanks) may be present on the property. Only one tank associated with the oil fired burner was located. See AES Inc. document.*

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.
The project site is in the mapped Asarco Plume area and contaminated soils will have to be remediated. Through soils testing, arsenic has been determined to be present in concentrations above the clean-up levels specified in the Model Toxics Control Act. It is important to note that soil samples were not collected where existing structures are located and so the levels of contamination of those soils are unknown.

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.

New buildings will likely have various chemicals for on-going business use, and they would be expected to be present in quantities typical to the building activities. Overall, any chemicals should be used as necessary, and any un-used or waste materials properly recycled/disposed of.

4) Describe special emergency services that might be required.

None anticipated.

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

Permitting for building demolition will be through the Puget Sound Clean Air Agency (PSCAA). The surface and shallow subsurface arsenic-contaminated soils require special handling, encapsulation, or removal prior to or during construction work. Demolition and appropriate remediation will follow the prescribed protocol with oversight and approvals of governing State and Federal jurisdictions.

b. Noise

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

Traffic noise on adjacent streets and to the north on 6th Avenue, is the main source of noise in the area. An Existing Sound Levels study was done that shows the existin noises do not exceed the limits set forth for schools in the WAC. See Memo. This concludes that existing noise does 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 noise would result from construction activities. In the long term, noise is anticipated to return to pre-construction levels and occurs during
3) Proposed measures to reduce or control noise impacts, if any:

None proposed.

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 as a school. Surrounding uses are mostly residential in nature with single family and multi-family. In addition there are commercial uses to the north along both sides of 6th Avenue, and religious uses to the east. This school is a continuation of the existing use and this replacement school should not have any different effect on nearby or 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?

The site has not been used as working farmlands or working forest lands in recent history. Prior to the school construction in the 1950’s the site use is unknown.

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:

There are no working farmlands or working forest lands in the vicinity.

c. Describe any structures on the site.

The school buildings occupy the southwest and southcentral portions of the campus, which include (from west to east) the Cafetorium, the original large combined classroom and administration building, three smaller classroom buildings, and the gymnasium. Two storage sheds are northeast of the classroom buildings. The buildings are connected with breezeways and asphalt covered play areas are located between the buildings.

d. Will any structures be demolished? If so, what?
All existing buildings on site will be removed, with the exception of the cafetorium and any other structures on the western upper plateau.

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

R-4L, Low density multi-family and R-4 multi-family

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

Tier 1, Primary Growth Area.

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

Not applicable.

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

The site is in an Aquifer Recharge Area and Modeled Wellhead Protection Area and has an area with >25% slopes.

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

The school will be designed for 600 students with 50 staff.

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

The project is anticipated to handle the expected students within the school’s resource area. Current programs within the building will be relocated. No displacements are expected.

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

None proposed.

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

The proposed redevelopment is required to be reviewed through the Conditional Use permit process which requires a thorough analysis for compliance with city codes and the city’s comprehensive plan. This process will assure that conditions are in place that address compatibility.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no nearby agricultural and forest lands. Not applicable.
9. Housing

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

   None.

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

   None.

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

   None proposed.

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 maximum building height in the R4 zone is 60 feet. The design proposes a two-story building with an approximate height of 47 feet. The walls will consist primarily of fiber cement lap and panel siding of different profiles, arrangements, and paint colors. Metal panel siding will be located at targeted locations around the building. Roofing materials will be asphalt shingle.

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

   Even with the two-story height of the proposed new building, no scenic views will be obstructed. Property to the northwest and west that have views of Mount Rainier are situated significantly above the land where the buildings are planned.

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

   Building and site design will conform to city code requirements or will be approved with conditions that mitigate impacts.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Parking lot and building lighting will be produced during the early morning and late afternoon hours when school is typically in session and when there is occasionally an evening event. Field lighting will be added at a level that will accommodate after school or evening events.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not anticipated that the additional light or glare will create a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

Street lights and lighting from adjacent commercial and residential uses will remain consistent or be provided according to City of Tacoma standards and are not anticipated to negatively affect this proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

On-site lighting building and parking lighting will be installed in locations or with appropriate shielding sufficient so that light does not encroach on to adjacent properties. Field lighting will create additional nighttime glare that may impact adjacent residences to the west, east and south. Lighting will be limited to sports activity usage. Provide minimum number of efficient filed lights with cutoff shielding to reduce off-site illumination and limit night sky glare.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The school grounds currently have a track and two baseball/softball diamonds along with a covered outdoor play area. 1/3 mile to the east is the Morgan Family YMCA. ½ mile south is the Tacoma Community College which has various sports fields. Tower Lanes Entertainment is on 6th Avenue and includes bowling, mini-golf and arcade games. War Memorial Park is ½ mile to the west on 6th Avenue.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational uses will be displaced, instead they will be redeveloped and improved.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
New outdoor play areas for the school will be developed, and the community playfields will be improved in new locations and include other field options such as soccer.

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 located on or near the site? If so, specifically describe.

The original school building was designed and built in the 1957 by architect Robert Billsbrough Price and was designed to follow the latest rapid construction techniques and was built using the new plywood. The cafetorium’s plywood dome covers a 144 foot span with 20 bays formed by glu-lam beams. The school buildings received several citations and was showcased in several print publications. However, there are no buildings either on the campus or in the nearby vicinity that are on any 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.

There are no landmarks or other evidence of Indian or historic use on the site.

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.

The Tacoma School District has documented its older buildings in an Historic School Survey. Research was done utilizing the Washington Information System or Architectural & Archaeological Records Data (WISAARD) system website for this property and nearby areas. WISAARD has detailed documentation and images on their mapping website.

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.

The Cafetorium will remain. The existing school buildings have been appropriately documented. No other measures are proposed.
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.

6th Avenue and S Mildred Street are the two main roads in the area. Access to the property is currently from S 8th & 10th Streets and from S Mildred Street. The main point of entry for the reconfigured school will continue to be from S 10th Street. S 8th Street will be more fully improved and provide access to the bus loop.

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?

There are bus routes that run along the two major east-west streets and the two major north-south streets. The closest bus stop is on the corner of S Mildred Street where it intersects with S 10th Street. This is the southwestern most corner of the school property and just over 1/10th of a mile from the school's main entrance access.

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

There are currently 29 paved parking spaces on the lower plateau at the building entrance and 12 paved stalls at the north end with a gravel area that can provide 10 extra adjacent to the fields. There is additional paved parking on the upper plateau which is not included for this project. The city code requires 1.2 parking spaces per classroom. The building design will include 29 classrooms including music rooms, requiring 35 stalls. The project is proposing 80-90 visitor and staff parking near the main entrance, and 16-20 staff parking spaces adjacent to the north of the building, along with 50-60 parking spaces adjacent to the upper fields.

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).

Frontage improvements to all adjacent streets will be required to bring the curb, gutter, and sidewalk, accessible ramp improvements, and driveway approaches up to standards. This work will be split between the two project phases.

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

The proposed project does not require the use of, nor will it occur in the immediate vicinity of water, rail or air transportation systems.
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 non-passenger vehicles). What data or transportation models were used to make these estimates?

A Trip Generation Memo has been prepared by Heath & Associates. There is not anticipated to be an increase to trips as what would have been possible with the original 700 student Junior High School.

Peak volumes would be concentrated in the morning from 7:00-8:00 and the afternoon from 2:30-3:30, Monday through Friday from September through mid-June. The new proposal is designed to support a similar number of students and staff in comparison to the original school and should not produce an increase in vehicular trips to the site. Enrollment history records for the school is as follows: 2002-03, 790 students, 2003-04, 698 students, 2004-05, 634 students, 2005-06, 587 students, 2006-07, 512 students, 2007-08, 429 students and 2008-09, 415 students. In recent years the school has run smaller programs out of the building, with a student population of approximately 340.

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.

Agricultural and forest product movement does not occur in this area.

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

Based on the findings of the Traffic Impact Analysis, mitigation measures include striping and signage for new crosswalks at Mildred/8th and 10th/Whitman per MUTCD and COT standards.

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.

All public services will continue to be required at the same need levels as currently exist.

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

All services are currently in place and provided to the existing uses and surrounding neighborhood. No additional measures are proposed.
16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other __________

   All utilities are currently available at the site.

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.

   The proposed building will require all common utilities currently provided at the subject site.
   Electricity – Tacoma Power
   Natural Gas – Puget Sound Energy
   Refuse Service – City of Tacoma
   Telephone – Century Link
   Water service – Tacoma Water
   Sanitary Sewer – City of Tacoma
   Cable – Click! Network

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
Prepared by: Christine Phillips
Position and Agency/Organization: Senior Planner / BCRA
Date Prepared: March 21, 2019

Accepted by:

________________________________________________
Signature
Date