



1202 Wood Ave
Sumner, WA 98390
Phone: 253.891.6000

March 5, 2018

Interested Party:

Re: **Sumner High School Modernization Project and Elhi Hill Educational Program Remodel
Expanded SEPA Environmental Checklist**

Enclosed is the Expanded SEPA Environmental Checklist for two related high schools proposals situated in the City of Sumner: (1) the modernization and approximate 51,922 sq. ft. addition to Sumner High School located on the existing Sumner High School Campus at 1707 Main Street together with adjoining parcels located at 1101 and 1111 Wood Avenue (for a parking lot) and located at 1424, 1428, and 1506 Mason Street (for construction staging); and (2) the use of a former medical building to be renovated in the interior (and adjoining parcels for a new parking lot) for the Elhi Hill Educational Program located at 1518 Main Street, 914 Meeker Avenue, and 908 Meeker Avenue (collectively, the "Project").

Written comments on the Expanded Environmental Checklist must be submitted by 5:00 p.m., March 22, 2018 to:

Steve Sjolund
Executive Director, Educational Support Services
1202 Wood Avenue
Sumner, WA 98390
Facsimile: 253-891-6091
Email: steve_sjolund@sumnersd.org

Additional copies of the District's Expanded Environmental Checklist are available for review at the following locations:

Sumner School District
1202 Wood Avenue
Sumner, WA 98372

Pierce County Public Library
Sumner Branch
1116 Fryar Avenue
Sumner, WA 98390

Pierce County Public Library
Bonney Lake Branch
18501 90th Street East
Bonney Lake, WA 98391

Pierce County Public Library
Edgewood/Milton Branch
900 Meridian East
Milton, WA 98354

If you have any questions regarding this Project, please contact Steve Sjolund, Director Educational Support Services, Sumner School District, at 253-891-6058 or by email: steve_sjolund@sumnersd.org.

Serving the Communities of Sumner, Bonney Lake, Edgewood and Unincorporated Pierce County

SEPA ENVIRONMENTAL CHECKLIST

SUMNER SCHOOL DISTRICT SUMNER HIGH SCHOOL MODERNIZATION AND ELHI HILL EDUCATIONAL PROGRAM

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.

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:

Sumner High School Modernization and Elhi Hill Educational Program (collectively, the “Project”) or at times, each proposal will be referred to herein individually as necessary by its separate title.

2. Name of applicant

Sumner School District No. 320

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

Applicant

Sumner School District No. 320

1202 Wood Avenue

Sumner, WA 98390

Attention: Steve Sjolund, Executive Director, Educational Support Services

253-891-6058

steve_sjolund@sumnersd.org

Agent

Douglas J. DuCharme, AIA, LEED AP

Associate Principal

BLRB Architects, P.S.

1250 Pacific Avenue, Suite 700

Tacoma, WA 98402

Telephone: 253-627-5599

Email: dducharme@blrb.com

4. Date checklist prepared:

March 2, 2018

5. Agency requesting checklist:

Sumner School District

City of Sumner

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

The modernization of and addition to the existing Sumner High School is intended to commence the summer of 2018 and to be completed the Fall of the 2020-21 school year. Construction will be phased to allow students to remain on the High School campus. Renovation related to the Elhi Hill Educational Program will occur in phases commencing 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future additions are planned at the present time.

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

Project CUP Site Plan, dated February 19, 2018, prepared by AHBL Engineers (required information for Conditional Use Permit)

Project CUP Criteria Letter, dated March 2, 2018, prepared by BLRB Architects

Sumner High School Modernization Request for Height Exception, dated February 28, 2018, prepared by BLRB Architects

Sumner High School Modernization Aerial Site Plan Rendering, dated January 31, 2018, prepared by BLRB Architects

Sumner High School Modernization Height Exception Roof Diagram with Three Story Academic Wing Elevation and Library Elevation, dated February 19, 2018, prepared by BLRB Architects

Sumner High School Modernization Exterior Views, dated January 31, 2018, prepared by BLRB Architects

The Project Parking Plan Diagram, dated February 22, 2018, prepared by BLRB Architects

Sumner High School Modernization Interior Floor Plans, dated February 19, 2018, prepared by BLRB Architects

Transportation Technical Report, dated February 22, 2018, prepared by Heffron Transportation

Sumner High School Modernization Noise Study, dated March 2, 2018, prepared by Ramboll US Corporation

Sumner High School Modernization and Elhi Hill Educational Program Light Design Report, dated February 23, 2018, prepared by BCE Engineers

Sumner High School Modernization and Elhi Hill Photometric (Lighting) Plans, dated February 12, 2018, prepared by BCE Engineers

Project Construction Staging Plan Sheet, dated February 21, 2018, prepared by BLRB Architects

Supplemental Environmental Investigation Report, dated November 6, 2017, prepared by Shannon & Wilson, Inc.

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.

There are no pending applications for any governmental approvals from other proposals affecting the property.

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

City of Sumner

- **Conditional Use Permit**
- **Special Height Exception**
- **Building Permit for modernization of existing High School and renovation of Elhi Hill Educational Program**
- **Landscape Plans Approval**
- **Site Development Permit**
- **Mechanical Permit**
- **Fire Sprinkler Permit**
- **Electrical Permit**
- **Demolition Permits for portions of high school (including swimming pool and agri-science building) and for District-owned and residential structures**
- **Tacoma Pierce County Health Department (school and food service review)**
- **Temporary authorization for temporary classroom portables during construction**

Washington State Department of Ecology

- **NPDES Permit**

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.)

Sumner School District proposes to modernize the existing Sumner High School located on approximately 26.8 acres by demolishing and re-building approximately 70,393 sq. ft. with new instructional space and appurtenant support services and by adding approximately 51,922 sq. ft. of new instructional space. The modernized High School is proposed to house 1830 students an increase of 33 students from the current 1797 student count (OSPI June 2017 Report). The modernization project at Sumner High School, therefore, principally is intended to relocate students currently housed in portable classroom space and to add needed additional instruction space for the re-unified student body and to provide classroom space to add additional functional and flexible educational space, to satisfy technology needs, for interdisciplinary studies and innovative teaching methods, and to refurbish existing instructional spaces. As indicated, students currently housed in eight double-wide portable classrooms in the area known as the North Parking Lot will be relocated to the modernized High School upon completion of the Project and the portable classrooms will be removed from the North Parking Lot. The North Parking Lot will then be re-surfaced and will be returned to maximum parking capacity to provide additional parking stalls.

In addition, two residential structures owned by the School District on adjoining property located at 1111 and 1101 Wood Avenue will be demolished for the construction of a surface parking lot (the Wood Parking Lot). The existing swimming pool will be demolished in 2019 and two new tennis courts will be located in the area of the current swimming pool. Also, three residential structures owned by the School District at 1424, 1428, and 1506 Mason Street will be demolished and used for construction staging. There are no futures plans at the present time for these parcels on Mason Street. The construction project will be phased in order to move students in and out of temporary portable classrooms during demolition and re-building. Eight existing portables together with sixteen portables on the North Parking Lot, two comfort stations, and an office portable that will be moved onto the North Parking Lot will house students temporarily as necessary during construction. All portables will be removed following completion of construction of the modernization of Sumner High School.

Rebuilt and new areas of the Sumner High School Modernization include: (i) a new Main Entry area to provide a controlled entry for enhanced safety and security for the high school, (ii) a new Commons area to be used as the cafeteria and as a core hub of the High School for multi-function space needs, team building, socialization and relationship building, interdisciplinary instructions, and student activities; a portion of the second floor of the Commons will house a new Library equipped with technology upgrades, (iii) a new Three Story Academic Wing which will face Sunset Stadium to provide needed classroom and laboratory spaces, (iv) improved physical educational space, including aerobics, mat room, and fitness room, (v) the music wing which will be relocated and expanded, (vi) additional performing, industrial, and graphic arts instructional space, (vii) new special education classroom space with support facilities; (viii) relocation of the Performing Arts Center entry to orient the PAC entry with a new plaza area connected to the West Parking Lot and North Parking Lot for ease of access and parking, and the two new tennis courts with adjoining plaza area to relocate existing seating (in the area of the swimming pool to be demolished).

Masonry, wood-grain cement board, and metal siding will be used with gable rooflines on the new and rebuilt areas to provide a Northwest style architectural compatible with the surrounding area. Large clerestory windows with metal framing will be used in the Library, Commons, and the Three Story Academic Wing to bring natural lighting to these new buildings. In addition, the use and placement of these windows will modulate the appearance and provide an ornamental element of architecture. The new Main Entry area will include streetscape, attractive landscaping to complement the entry and Main Street. Landscaping will also provide buffers around the new parking lots. Solid fencing where appropriate abutting the residential properties will be installed as an additional screening measure in the Elhi Hill Parking Lot.

On-site parking will be significantly expanded by the construction of new parking lots on Wood Avenue and with the Elhi Hill Educational Program and the re-opening of the North Parking Lot to full capacity with removal of the existing portable classrooms now located on the North Parking Lot (upon completion of construction). The school bus load and unload area will be re-located from Main Street to Mason Street along School District owned frontage and will exit to Washington Street through the drive aisle of the North Parking Lot. An additional school bus and unload area for special education busses will be located along the easterly portion of the West Parking Lot and will exit to Mason and to Washington Street through the drive aisle of the North Parking Lot. Five special educational buses will load and unload along easterly portion of the existing West Parking Lot and will exit via the same route onto Mason to Washington Street.

Exterior pole lighting in the new parking lots, on District property along Mason Street, and mounted lighting on the structures will be installed for security and safety of students and staff. All exterior lighting will be equipped with LED fixtures and motion sensors to provide for the dimming of the lighting to 50% unless motion is detected. In addition, all exterior lighting will be operated through the District's lighting program schedule to control the hours of operation.

The Project also includes renovating the interior of the former medical building located at 1518 Main Street for use as the Elhi Hill High School Educational Program. Minor exterior work to the existing building may occur. The two adjoining parcels located at 914 Meeker Avenue and 908 Meeker Avenue will be constructed for a surface parking lot. The proposed Elhi Hill Educational Program site is approximately 37,050 sq. ft. (.8 of an acre).

The Project will expand on-site (off-street) parking by 224 parking stalls for a total of 688 parking stalls. The parking supply demand study performed by Heffron Transportation shows that the increase in parking stalls with the Project will represent nearly a 50% increase in off-street parking supply provided for school-related demand and is expected to substantially reduce or eliminate the school-related demand on surrounding streets and reduce or eliminate overall school-related on-street parking impacts on schools days. Based upon the parking demand study performed by Heffron Transportation, the proposed increase in supply would provide excess supply of nearly 15% compared to the estimated peak school-day demand for students and staff.

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.

Location Map



SUMNER HIGH SCHOOL: 1707 MAIN STREET (PARCEL NO. 0420244205)

REVISED PARCEL J, MAIN STREET PLAZA BOUNDARY LINE ADJUSTMENT, RECORDED UNDER RECORDING NO. 9511090682, IN PIERCE COUNTY, WASHINGTON;
EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN PROPERTY AS CONVEYED TO THE CITY OF SUMNER BY DEED RECORDED UNDER RECORDING NO. 9403110330.

PROPOSED WOOD AVENUE PARKING LOT: 1101 AND 1111 WOOD AVENUE

(PARCEL NOS. 4445000010 AND 4445000020)

LOT 1, BLOCK 1, HENTON'S ADDITION TO THE TOWN OF SUMNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 79, RECORDS OF PIERCE COUNTY, WASHINGTON; and
LOTS 2 AND 3, BLOCK 1, HENTONS ADDITION TO THE TOWN OF SUMNER, PIERCE COUNTY, W.T., ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2 OF PLATS AT PAGE 79, IN PIERCE COUNTY, WASHINGTON.

PROPOSED CONSTRUCTION STAGING AREAS: 1424, 1428, AND 1506 MASON STREET (PARCEL NOS. 4445000060, 4445000070, AND 4445000110)

LOT 7, BLOCK 1, HENTON'S ADDITION TO THE TOWN OF SUMNER, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGE 79, RECORDS OF PIERCE COUNTY, WASHINGTON; and
LOT 8, BLOCK 1, HENTON'S ADDITION TO THE TOWN OF SUMNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 79, IN PIERCE COUNTY, WASHINGTON; and
LOT 13, BLOCK 1, HENTON'S ADDITION TO THE TOWN OF SUMNER, PIERCE COUNTY, W.T., ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 79, RECORDS OF PIERCE COUNTY, WASHINGTON.

ELHI HILL EDUCATIONAL PROGRAM: 1518 MAIN STREET (PARCEL NO. 2350000060)

LOTS 2, 3 AND 4, BLOCK 2, BAUMBACH AND SOWDER'S ADDITION TO THE CITY OF SUMNER, ACCORDING TO PLAT RECORDED IN BOOK 13 OF PLATS AT PAGE 92, IN PIERCE COUNTY, WASHINGTON. EXCEPT THE WEST 22 FEET OF LOT 2.

PROPOSED ELHI HILL PARKING LOT: 914 AND 908 MEEKER AVENUE (PARCEL NOS. 2350000100 AND 2350000110)

LOT 8, BLOCK 2, BAUMBACH AND SOWDER'S ADDITION TO THE CITY OF SUMNER, ACCORDING TO PLAT RECORDED IN BOOK 13 OF PLATS AT PAGE 92, IN PIERCE COUNTY, WASHINGTON, and
LOT 9 IN BLOCK 2 OF BAUMBACH AND SOWDER'S ADDITION TO THE CITY OF SUMNER, ACCORDING TO PLAT RECORDED IN VOLUME 13 OF PLATS AT PAGE 92, RECORDS OF PIERCE COUNTY, STATE OF WASHINGTON.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

The steepest slope is located on the existing High School site between the existing High School building and the existing track which IS approximately 33%.

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 NRCS Soil Survey classifies the soils at the Project site as Puyallup fine sandy loam. Geotechnical investigations of the existing High School campus show soil conditions consist of sequential layers of fine sand and silty sand in a loose to medium dense condition interspersed with layers of sandy silt, clayey silt, and peat.

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

Geotechnical investigations at the existing High School campus reveal that groundwater is encountered at about three (3) feet below the ground surface and may rise to within one (1) foot of the ground surface during extended periods of wet weather. The High School site has moderate to high susceptibility to liquefaction. Ground improvements will be incorporated into the High School modernization, including, but not limited to stone columns and grout composition.

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.

The topographic relief of the High School site is flat and as such, very little fill will be proposed. Fill material will be imported to fill the area of the existing swimming pool to be demolished as part of the Project. Excavations will be performed in association with utilities, footings, and new hardscapes, including utilities and hardscape for the new parking lot at the Elhi Hill Program. Several stormwater flow control systems will be installed requiring excavation and removal of existing soils. Pavement subgrades will require overexcavation and replacement with structural fill. Grading will be limited to fine grading of pavements and courtyards. Roughly 3,000 cubic yards of earthwork (cut and fill) is expected for the Project.

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

With best management practices (BMPs) proposed by the District during construction of the Project, erosion is anticipated to be minimized. During construction, BMPs will be followed in accordance with the requirements of the 2012 Washington State Department of Ecology Stormwater Management Manual, as amended by the 2014 amendments, for Western Washington, as adopted by the City of the Sumner, to minimize any erosion. To protect soil from the erosion, the following BMPs will be implemented:

- All disturbed areas that will remain unworked will be stabilized with temporary hydroseed within two days (between October 1 – March 31) or seven days (between April 1 – September 30).
- All areas that will not be impacted by construction will be seeded.
- Topsoil stockpiles will be stabilized with plastic coverings.
- Dust control will be provided by sprinkling the Site with water.
- Permanent erosion control measures will include site paving and seeding of exposed soils.

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

Approximately 70% of the High School site will be covered with impervious surfaces after construction.

The existing three (3) parcels for the proposed Elhi Hill Program are covered with 64% impervious surface and after the project, the parcels will be covered with 63% impervious surfaces.

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

As indicated, a properly developed, constructed and maintained temporary erosion control plan, consistent with the City of Sumner Stormwater Management requirements and Washington Department of Ecology best management practices will be provided for the Project. The Stormwater Plan will include silt fencing and perimeter runoff protection, catch basin protection, and temporary sedimentation controls. Streets will be swept and cleaned in the event sediment is tracked off-site. Wheel washing stations will be installed where appropriate.

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 of the proposed Project would result in temporary increases in emissions related to construction equipment and activities. Because any such emissions would be controlled through implementation of best management practices and be limited in duration, they would be unlikely to result in any significant impacts to air quality.

Operation of the modernized High School would result in emissions related to some of the school buses (five smaller buses) and vehicles traveling on-site to school or for drop-off and pick-up of students. The school buses and other vehicles are comprised of gasoline and diesel-fueled vehicles. Upon arrival at the bus load and unload area on Mason Street, the school buses will be required, as an Operating Procedure, to turn off their engines until departure. The potential air quality impacts are expected to be less than significant due to the short travel duration on-site at the High School. School bus service for the Elhi Hill Program will be from the High School as described.

The Transportation Technical Report for the Project indicates that traffic increases due to the Project would result in very minimal increases in delay at study area intersections and that the increase in traffic arising from the Project is not significant. Therefore, potential air quality impacts from increases in off-site traffic are expected to be less than significant.

The proposed emergency generator for the High School would be operated for short periods at regular intervals (e.g., once a month for a duration of one hour) to ensure the generator remains in good operating condition. Other than for maintenance, the generator would only be operated during a power outage. An air quality permit would not be required for the generator due to its small size and limited hours of operation.

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

The District is not aware of any off-site sources of emissions or odors that may affect the Project.

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

During site preparation, clearing and grading, disturbed areas will be watered if necessary to control dust. Vehicles, trucks, and equipment not in use during construction will remain shut off to the extent reasonably possible. Upon operation of the modernized High School, the school buses will turn off their engines upon arrival and will remain off until departure, thereby reducing idling times and emissions.

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 surface water bodies 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.

- 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.

No.

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

According to FEMA Flood Map Panel 53053C0353E, the site is outside the 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.

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.

Municipal water is supplied by the City of Sumner to the Project. Wastewater will not be discharged to groundwater and will be discharged to the existing sanitary sewer for the Project.

- 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.

There are no known or proposed waste materials that will be discharged into the ground within the Project site. The Early Learning Center will connect to the City of Sumner's sanitary sewer system that currently serves the project 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.

Stormwater will be collected on-site (both individual projects) and conveyed to on-site flow control systems. Underground storage pipe galleries with control manholes to restrict release rates will be installed. The systems will discharge to the City of Sumner municipal stormwater system and will conform to the City of Sumner stormwater development requirements.

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

Best Management Practices, as required by applicable City of Sumner and Washington State DOE Stormwater Management Manual will be implemented to prevent any waste materials from entering 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 the existing drainage patterns.

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

Best Management Practices, as required by applicable City of Sumner and 2012 Washington State DOE Stormwater Management manual, as amended by the 2014 amendments, are proposed to reduce and control surface runoff. As indicated, stormwater will be treated, detained, and released at controlled rates to discharge to the City stormwater system.

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
- 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

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

Approximately 20,000 sq. ft. of lawn and planting areas around the existing High School building will be removed or altered as part of the modernization. All of the surface of the two residential parcels owned by the District 15 1111 and 1101 Wood Avenue (approximately 15,800 sq. ft.) will be altered in conjunction with construction of the proposed Wood Avenue Parking Lot. All of the surface of the three residential parcels owned by the District at 1424, 1428, and 1506 Mason Street (approximately 21,500 sq. ft.) will be altered for the construction staging areas. All of the surface of the two residential parcels at 914 and 908 Meeker Avenue (approximately 15,800 sq. ft.) will be altered in conjunction with construction of the proposed Elhi Hill Parking Lot.

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

None known.

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

A mix of evergreen shrubs, Hogan cedars, and native plantings will be provided at all of the new Parking Lots. Where possible, existing trees will be preserved. New planting areas will be provided in the new Plaza Entry, Tennis Court and PAC entry. The Main Entrance Plaza and frontage along Main Street will have new trees and plantings for an attractive streetscape appearance.

- 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:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- 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 Project site is located within the Pacific Flyway, a north/south route used by migratory bird species travelling between Alaska and South America.

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

The Project site is a developed urban site. However, native plants proposed with the landscaping will provide habitat areas for birds and small wildlife.

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 Project 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.

Electricity and natural gas services will be maintained to satisfy energy needs for the Project for domestic water supply and building heating. Electricity will be maintained and extended, where necessary to energize the Project's lighting systems. Existing natural gas service will be maintained to energize the mechanical systems.

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

The Project will not affect the potential use of solar energy on 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 proposed modernized existing High School will be constructed consistent with the Washington Sustainable School Protocol ("WSSP"). The purpose of the WSSP is to implement the goals of RCW ch. 39.35 (high-performance standards for public buildings) to provide conservation measures to reduce energy consumption and achieve environmental qualities.

Measures incorporated into the design of the modernized High School include:

- a. Two and three-story portions of the building to minimize building footprint**
- b. Energy efficient HVAC equipment**
- c. Re-use of current cooler/chiller to serve expanded facilities**
- d. Energy management system for HVAC system and lighting system controls**
- e. Daylight responsive lighting controls**
- f. Lighting system occupancy sensors**
- g. Low energy LED light fixtures**
- h. Building system commissioning**

- i. Enhanced exterior envelope insulation
- j. Sun-control insulated glass exterior windows
- k. Thermal break exterior window framing systems
- l. Other resource conservation features
 - i. Irrigation system automatic water reduction controls
 - ii. Low flow sinks and toilet fixtures
 - iii. Building-wide waste recycling program
 - iv. Food compost program

In addition, there will be post-occupancy evaluation to determine performance standards and procedures.

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.

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

The existing High School site (1707 Main Street) is listed on the Washington State Department of Ecology's (Ecology) leaking underground storage tank (UST) database (Ecology site identification no. 98753533).

Three USTs were excavated from the front entry court yard area where the proposed construction will be undertaken. At the time of the UST removal in December 1992, and February 1993, diesel-range hydrocarbon contaminated soil was identified. The contaminated soil was removed. Sidewall and excavation bottom confirmation samples contained no diesel-range hydrocarbons above the Model Toxics Control Act (MTCA) cleanup requirements at that time (the values were more stringent for diesel-range hydrocarbons in 1993 than they currently are in 2017).

During removal of one of the USTs, a hole was observed in the base and hydrocarbons were then observed on groundwater in the excavation. A grab groundwater sample contained diesel-range hydrocarbons above the MTCA cleanup requirements.

After the excavation was backfilled, four groundwater monitoring wells were installed around the perimeter of the building that surrounded the court yard area where the USTs had been located. Groundwater samples were collected from the four monitoring wells for four consecutive quarters and analyzed for diesel-range hydrocarbons. Testing of the groundwater established that diesel-range hydrocarbons were not present in each of the four quarter sampling events. The groundwater analytical results from each quarter of sampling were reviewed by Tacoma Pierce County Health Department (TPCHD) staff. TPCHD sent a letter to the School District dated June 25, 1996 stating that no further investigation or action associated with the former USTs was required and that the groundwater monitoring wells could be decommissioned. The groundwater monitoring wells were decommissioned on August 12, 1996.

In conjunction with the proposed High School campus modernization project, additional investigation work was undertaken in the vicinity of the former USTs excavation in September 2017. Soil and groundwater samples were analyzed for hydrocarbons and waste oil related compounds such as polycyclic aromatic hydrocarbons, metals and volatile organic compounds. None of the compounds were detected in the analyzed

samples. A detailed Report with the results, prepared by Shannon & Wilson, dated November 6, 2017, have been submitted to Ecology along with a request to remove the property from Ecology's leaking underground storage tank database. Ecology's review is underway.

- 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 District is not aware of any hazardous situation that might affect the Project development and design. Natural gas and electricity is existing to the Project site with side service lines on the site.

- 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.

Common cleaning and supply products will be used and will be properly stored on the Project. Use of toxic or hazardous chemicals are not anticipated to be used in connection with construction of the Project. Common chemicals associated with high school science instruction will be used and the District has existing protocols for the handling of such materials. Best management practices will be followed with respect to equipment used during construction of the Project.

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

It is not anticipated that any special emergency services will be required beyond what may be customary for an existing High School.

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

All applicable federal, state and local regulations governing the storage, maintenance, use and disposal of any common products or equipment containing chemicals will be followed.

b. Noise

This section presents a summary of noise-related information for the Project; see the Noise Study, dated March 2, 2018, prepared by Ramboll US Corporation attached hereto for a complete and detailed description of the noise-related information and evaluation.

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

The most consistent, dominant existing noise source in the project vicinity is traffic on area roadways. Other noise sources include school-related noises, people, dogs, and birds. Existing noise will not affect 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 Construction/Site Preparation Noise

On a short term basis, noise may be emitted from heavy equipment used for construction/renovation activities. Construction noise is exempt from Washington State's environmental noise regulations during daytime hours (7 a.m. to 10 p.m.), and construction activities will be limited to hours as authorized by the Sumner Municipal Code. The temporary nature of the construction coupled with Sumner Code compliance will reduce any potential noise impacts to be less than significant.

Long-Term Operational Noise

The proposed renovations could result in changes to the operation of existing noise sources that could affect the surrounding community, including on-site traffic, placement of existing cooling equipment, and an emergency generator.

On-site traffic would include school buses accessing and traveling on the site. Noise from on-site buses during the AM arrival (7:00-7:45 a.m.) and PM departure (2:10-2:30 p.m.) is expected to comply with the noise limits applicable during daytime hours (i.e., 55 dBA at the nearest residential properties).

In compliance with the School District's Energy Use Policy, the existing cooling system would be set to achieve occupied temperature no earlier than 60 minutes prior to occupied time. With a start time of 7:25 a.m, operation of the cooling system may be required between 6 and 7 a.m., considered nighttime hours when applying the noise limits. During the early morning hour, only the dry cooler would be operated for cooling. The model-calculated sound levels of the dry cooler operation are 43 dBA or less at all nearby residential properties and would comply with the night time noise limit of 45 dBA. After 7 a.m. both the dry cooler and chiller could operate, and the model-calculated sound levels are 48 dBA or less at all nearby residential properties and would comply with the daytime noise limit of 55 dBA.

The new emergency generator would be tested/operated occasionally (e.g., once a month) for up to an hour to ensure that it remains in good working condition. Testing would be limited to daytime hours only. Although noise from emergency operation of the generator would be exempt from the noise limits, noise from testing of the generator would be subject to the daytime noise limits. Model-calculated sound levels from operation of the cooling equipment in conjunction with testing of the emergency generator are 52 dBA or less at all nearby properties and would comply with the daytime noise limits.

3) Proposed measures to reduce or control noise impacts, if any:

The following measures have been incorporated into the modernization of the existing High School:

- The school buses would turn off their engines during loading and unloading of students (both within the West Parking Lot and on Mason Street).
- The cooling system equipment would be located in an equipment yard enclosed by a 12-foot high wall on the west, south, and east sides and a 14-foot high wall on the north side.
- The east end of the cooling system equipment yard would have absorbent material affixed to the approximate upper half of the wall, similar to the existing material and location.

- The existing chain-link fence and gate on the west end of the existing cooling system equipment yard will be replaced by a solid door and a solid wall above the door up to 12-feet in height.
- Only the Dry Cooler will operate the 60 minutes before the High School is occupied.
- The emergency generator will be housed in a sound-attenuated enclosure.
- A 6-foot high solid fence will be constructed along the drive aisle along the North Parking Lot.

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 existing High School campus is an education high school use with adjoining stadium, gymnasium, Performing Arts Center and swimming pool. The School District has acquired certain residential properties (1111 and 1101 Wood Avenue and 1424, 1428, and 1506 Mason Street), as described above, abutting the existing High School campus. There are single-family and multi-family residential uses and church uses adjacent to the existing High School campus.

The Elhi Hill Educational Program is proposed to be located in a former medical building (known as the Multi-Care Clinic) and proposes to construct an additional parking lot on two abutting residential parcels. This Site is bounded by the Central Business District and Low Density Residential Zone (LDR-6). There are residential parcels and commercial properties abutting the proposed Elhi Hill Program site.

As described under this SEPA Checklist, the Project will have no significant, adverse impact 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 Project site is an urban site and has not been used for farmland or forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable.

- c. Describe any structures on the site.

Single-family residences are located on the following District-owned parcels:

1111 and 1101 Wood Avenue
1424, 1428, and 1506 Mason Street
914 and 908 Meeker Avenue

An former medical clinic building is located on 1518 Main Street.

There is an existing High School with gymnasium, swimming pool, stadium located at 1707 Main Street.

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

Structures on the above-identified single-family residential parcels will be demolished in conjunction with the Project. The swimming pool and an agri-science outbuilding on the existing High School campus will be demolished. Existing classroom space on the existing High School campus will be demolished and re-built.

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

The Zoning Classifications are as follows:

Existing Sumner High School (1707 Main Street): Low Density Residential-12000

Adjoining Parcels to High School (1111 and 1101 Wood Avenue and 1424, 1428, and 1506 Mason Street): (Medium Density Residential)

Elhi Hill Educational Program (former Multi-Care Clinic: 1518 Main Street) and adjoining parcel (914 Meeker Avenue): Central Business District

Adjoining Parcel to Elhi Hill Site (908 Meeker): Low Density Residential-6000

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

Existing Sumner High School: Public-Private Utilities and Facilities

Adjoining Parcels to High School (1111 and 1101 Wood Avenue and 1424, 1428, and 1506 Mason Street): (Medium Density Residential)

Elhi Hill Educational Program (former Multi-Care Clinic: 1518 Main Street) and adjoining parcel (914 Meeker Avenue): Central Business District

Adjoining Parcel to Elhi Hill Site (908 Meeker): Low Density Residential 3

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 lies within Volcanic Hazard Area, Seismic Hazard Area, and Aquifer Recharge Area.

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

Existing Staff of 150

Student Capacity of 1830 (existing student capacity 1797)

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

The residences located at 1111 and 1101 Wood Avenue, 914 Meeker Avenue, and 1428 and 1506 Mason are empty.

There is a family currently residing at 908 Meeker Avenue and 1424 Mason Street residence that will be vacating.

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

There is available housing stock in the City of Sumner.

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

As fully described in the Application for a Conditional Use Permit, the District has thoughtfully and carefully evaluated potential impacts, with the engagement of consultants in the areas of expertise. That evaluation has resulted in the District planning and designing the Project with landscape buffering, walls and solid gate for the mechanical (chiller) area and controlling the method of operation for the dry cooler (for night time hour: 6:00-7:00 am), and attenuation measures around the generator, screening in the nature of landscaping and solid fencing where necessary, installing and controlling LED lighting to provide no significant impact from the exterior lighting together with the incorporation of a Standard Operating Procedure to limit the time period for lighting. Selection of exterior materials (masonry, wood-grain cement board, and metal siding) and gable roof lines to provide a consistent Northwest aesthetic on the existing High School campus and compatibility with the surrounding area. Orientation of new additions with modulation through window placement to minimize bulk and provide an ornamental element of architecture. In addition, the School District will implement a Construction Management Plan as set forth in the attached Conditional Use Permit Application Letter which will be coordinated with the City of Sumner.

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

Not applicable.

9. Housing

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

Not applicable.

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

Seven (middle income) housing units would be eliminated by the Project.

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

The elimination of the housing units will not create a significant adverse impact on the available housing units existing and planned for the City of Sumner.

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 modernized existing High School has been planned and designed to provide compatibility with the surrounding area in the core of the City. The building materials proposed for the modernization of the High School are masonry, wood-sided cement board and metal siding which are compatible with the existing building(s) on the High School campus and with the surrounding area. The use of large clerestory windows with metal trim on the Commons/Library and Three Story Academic Wing will provide modulation and lightness to minimize bulk and provide an ornamental feature. The 46' 7" height of the proposed Three Story Academic Wing of the modernized High School would be the tallest height proposed as part of the Project. The Project, as fully described in the Application for a Conditional Use Permit, is consistent with maintaining compact development in the core of the City for efficiency of resources as encouraged by the City's Comprehensive Plan which is consistent with the goals of the Growth Management Act and to preserve open space used for recreational uses, a goal recognized under the City's Comprehensive Plan.

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

The proposed height of the Three Story Academic Wing would not be the tallest building on the existing High School campus and is consistent with the heights on the existing High School campus. There are several existing buildings on the High School Campus with compatible heights: (i) the fly loft, flat roof of the Performing Arts Center raises to 56', (ii) the Sunset Stadium (home) bleachers rise to approximately 41', (iii) the height of the gymnasium is 35', and (iv) the height of an existing two story classroom is 38'.

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

As fully described in the Application for a Conditional Use Permit, the Three Story Academic Wing is setback approximately 300' from the residences along Main Street. The long axis of the proposed Three Story Academic Wing has been placed in a north-south orientation facing Sunset Stadium and the southerly side facing Main Street presents with clerestory windows and metal trim to showcase the stairway, thereby reducing bulk. The exterior materials and gable roof lines provide a Northwest architecture style complementary to the area.

11. Light and Glare

This section presents a summary of illumination-related information for the Project; see the Lighting Design Report, dated February 23, 2018, prepared by BCE Engineers, Inc. together with Photometric Plans, prepared by BCE Engineers, Inc.,

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

The new parking lots, plaza areas, and walkways/circulation areas will be illuminated to provide safety and security for students, staff and visitors. The proposed modernization of the High School will provide exterior LED lighting with full-cut off fixtures on various pole heights particular to the application (building, parking lot, new plaza areas, walkway and circulation areas). New lighting will be provided in the new parking lot of the Elhi Hill Educational Program. All parking lighting will also be equipped with motion sensors to dim the lighting to approximately 50% unless motion is detected. In addition, all exterior lighting will be controlled by

the District's Standard Operating Procedure which requires all exterior lighting to be off during the daylight and off during the weekends unless an activity is occurring. Exterior lighting will be programmed to be turned on for security purposes about 15 minutes before the first person arrives (approximately between 6:00 a.m.), will be off during the day time, and turned on at dusk but dimmed to at least 50% unless motion is detected and turned off 15 minutes following completion of janitorial service (approximately 11:15 p.m.). There will be no changes to the existing lighting at the former medical building (to be used for the Elhi Hill Educational Program) located at 1518 Main Street.

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

The proposed illumination will not interfere with any views. The District is not aware of any safety hazards from the lighting for the Project.

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

The District is not aware of any off-site sources of light that will affect the Project.

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

Lighting for the Project has been designed in order that there will be no significant, adverse off-site lighting impact in accordance with IES recommendations. Parking lot and exterior lighting are full cut-off LED lighting which does not provide light above the fixture. All exterior and parking lot lighting are aimed, directional lighting to light only the area necessary to minimize off-site light spillage. As part of the Project, the exterior lighting will be programmed to provide parking lot lights and exterior wall-mounted lighting, for safety and security purposes, during low light morning and evening time periods. All exterior lighting will be controlled by the following Standard Operating Procedure which is incorporated into the Project:

- All exterior lights shall be off during daylight hours.
- In the morning, exterior lights shall turn on no earlier than 15 minutes before the first employee arrives (except for the school bus loading/unloading area on Mason Street).
- The exterior lights on School District property facing Mason Street in the school bus loading/unloading area shall only be on from 7:00 a.m. to 7:45 a.m. during the winter months when sunrise occurs after 7:00 a.m.
- In the evening, exterior lights shall turn off no later than 15 minutes after the building is secured for the evening (typically around 11:15 pm).
- On weekends, exterior lighting shall be allowed for School District authorized facility events only. Otherwise exterior lights shall remain off.
- All exterior lights shall be equipped with motion sensors in order to dim lighting to approximately 50% intensity when no motion is detected.

12. Recreation

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

The existing Sumner High School offers multiple recreational opportunities with Sunset Stadium's track and field; the field being used also for football, soccer and lacrosse. To the north of Sunset Stadium, on District-

owned property, are additional fields used for soccer and a variety of recreational uses. In addition, on the westerly portion of the site are two ballfields used for fast pitch. In addition, in the near vicinity is the Bill Heath Sports Complex and Daffodil Valley Elementary School which contains fields for recreational use as well.

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

The proposed modernization of the High School campus was specifically designed to preserve existing recreational opportunities for students and the community.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no impacts to recreational uses and therefore no measures are proposed.

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.

The Project site does not contain any known places or objects listed on, or proposed for, national, state, or local preservation 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 site does not contain any designated landmarks or archaeological or scientific artifacts.

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.

Not applicable.

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.

There are no impacts and therefore no measures proposed.

14. Transportation

This section presents a summary of transportation related information for the Project; see the Transportation Technical Report, dated February 22, 2018, prepared by Heffron Transportation, attached hereto for a complete and detailed description of the transportation-related information and evaluation.

- 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.

The existing High School campus is located at 1707 Main Street in Sumner. The existing school site is bounded by Main Street to the south, Wood Avenue to the west; Mason and Washington Streets to the north, and Valley Avenue to the east.

The existing site has 11 vehicular access driveways (plus two additional gated curb cuts that generally remain closed on the east edge of the Mason Street cul-de-sac). There are four access driveways along Main Street—the easternmost serves the stadium parking lot, two one-way driveways serve the school-bus loop (entry on the east and exit on the west), and the westernmost access serves the main parking lot west of the school building. School buses load and unload within the bus loop; some special education (SPED) buses load/unload along the west side of the building within the west parking lot. There is one access driveway on Wood Avenue to serve an existing parking lot on Wood Avenue that will be used in conjunction with the expansion of this lot (the new Wood Avenue Parking Lot). There are three access driveways on Mason Street—one located just east of the tennis courts and two within the cul-de-sac. There are two driveways on Washington Street—the western access is currently gated and remains closed due to portable classrooms in the lot. The eastern access serves the North Parking Lot. Finally, there is one driveway on Valley Avenue, which also provides access to and from the Stadium lot.

No changes to the surrounding roadway network or site frontages are proposed and the modernization project would retain the existing access driveways on the existing High School site. Site improvements associated with renovation and re-use of the former MultiCare Clinic medical office building for the Elhi Hill Program would reconfigure access to eliminate the existing northern site driveway on Meeker Avenue. As part of that reconfiguration, a driveway serving the expanded parking lot onto Meeker Avenue would be provided at the approximate location of an existing curb cut that serves one of the existing single-family residences to be demolished.

The High School modernization project also proposes to establish a new on-street, curb-side school-bus load/unload zone along the south side of Mason Street (along District-owned frontage) west of the existing cul-de-sac. The District would coordinate with the City on signage for the new school-bus load/unload zone for school-bus-use only on school days during arrival and dismissal periods. It is expected that the curb-side load/unload zone would be available for general parking when not restricted to school-bus-use only.

- 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?

Sound Transit provides Regional Express bus service and Sounder commuter rail service to and from Sumner. The nearest stops are located at Sumner Station (810 Maple Street) about ½-mile southwest of Sumner High School. The routes and service provided from this station include:

- Regional Express Route 578 provides all-day two-way service, seven days per week, between Puyallup, Sumner, Auburn, Federal Way, and Downtown Seattle. On weekdays, the route operates from about 6:00 A.M. to 12:00 A.M. with headways (time between consecutive arrivals) of 20 to 30 minutes. It also operates on all day Saturdays and Sundays with 60-minute headways.

- **Regional Express Route 596 provides peak period service on weekdays between Sumner and Bonney Lake. The route operates 10 trips into Sumner in the morning from about 5:00 to 10:40 A.M. (most headways of 20 to 30 minutes) and 10 trips to Bonney Lake in the afternoon from about 3:15 to 7:30 P.M. (headways of 25 to 40 minutes).**
- **Sounder commuter rail service connects Lakewood and Seattle with stops in Tacoma, Puyallup, Sumner, Auburn, Kent, and Tukwila. It operates on weekdays with 13 trips in each direction. During the morning commute period (about 4:30 to 9:10 A.M.), there are ten northbound trips and three southbound trips; during the afternoon commute period (about 2:30 to 7:45 P.M.), there are ten southbound trips and three northbound trips. There is no regular weekend service, although there is occasional special event service (e.g. large Seattle stadium events).**

Sound Transit has plans for access improvements at and around Sumner Station. Improvements will include a new parking garage with about 623 stalls at the current station parking site with sidewalk and lighting improvements. An estimated 234 surface-lot spaces located south of Maple Street, north of Maple Street, and at the Red Apple building will remain. The garage will bring the new parking total to 857 stalls, or a net increase of 505 stalls. Garage construction is scheduled to begin in 2019 and will open for public use in 2021. All access improvements will be completed by 2023.

The Sumner School District provides school bus service to eligible students. Eligibility for District-provided transportation depends on several factors, but is generally provided to students whose legal place of residence is greater than two miles from their regular school of attendance. Note that exceptions are defined for individuals based on health requirements, educational program needs, or certain geographical considerations.

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

The proposal would increase parking capacity on the existing High School campus from 464 spaces to 644 spaces. The Elhi Hill component of the Project would provide 44 additional on-site parking spaces for high school-related demand. In total, the Project would provide 688 on-site parking spaces (excluding the six spaces leased to the bank) for the high school programs—an increase of 224 spaces compared to the existing site.

- 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).

The Project would not require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities. However, as stated above, the Project proposes to establish a new on-street, curb-side school-bus load/unload zone along the south side of Mason Street (along District owned frontage) west of the existing cul-de-sac. The District would coordinate with the City on signage for the new school-bus load/unload zone.

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 would not use or occur in the immediate vicinity of water, rail, or air transportation. However, as stated above, Sound Transit provides Sounder commuter rail service to and from Sumner at Sumner Station about ½-mile southwest of Sumner High School. It is possible that some existing students or employees of Sumner High School could use commuter rail service.

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 traffic analysis conducted for this SEPA Checklist reflected conditions with the modernized High School and new enrollment capacity of up to 1,830 students, an increase of 33 students compared to the existing school enrollment of 1,797 students. Based on daily trip generation rates published for high schools by the Institute of Transportation Engineers and adjusted to reflect peak period rates observed at the site, the Sumner High School modernization project is estimated to generate a net increase of about 90 trips per day (45 in, 45 out). The peak traffic volumes occur in the morning just before classes begin (between 6:30 and 7:30 A.M.) and in the afternoon around dismissal (between 2:15 and 3:15 P.M.).

The estimates described above include school-bus and delivery trips to the and from the site. The site is already served by school buses and other commercial vehicle trips including occasional food and supply deliveries as well as trash and recycling pick-up. The modernization and small change in enrollment capacity is not expected to require additional school-bus or commercial vehicle trips.

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 would not interfere with, affect, or be affected by the movement of agricultural or forest products.

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

The proposed Project, when complete, is not expected to result in adverse impacts and no long-term transportation mitigation would be required. The District would coordinate with the City on signage for the new school-bus load/unload zone planned on the south side of Mason Street (along District owned frontage).

The City collects traffic impact fees for new development. A preliminary estimate of the traffic impact was prepared by the City in December 2017 and indicated the total due could be about \$112,000. The final fee amount is subject to confirmation by the City and is determined based on the fee rate in place at the time of building permit issuance.

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.

With the small increase in student capacity to be served with the Project (33 students), it is not generally anticipated that there would be an increase in need for public services.

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

Construction of the modernization of the existing High School campus and renovation of the interior of the existing medical clinic for the Elhi Hill Educational Program will be consistent with all required building and fire code requirements of the City of Sumner. No significant adverse impacts to public services are anticipated arising from either the Project.

16. Utilities

- a. Circle utilities currently available at the site:

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

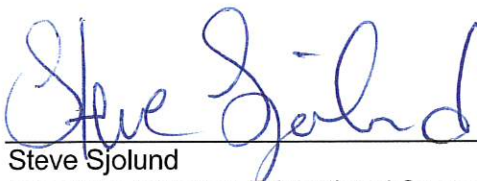
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Extension of existing utility services (sewer, water, electricity, gas, telephone, data) to serve the Project is anticipated. A portion of the existing overhead utility lines along Main Street of the existing High School campus will be undergrounded along the Main Street frontage.

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: _____



Steve Sjolund
Executive Director, Educational Support Services

Date Submitted: March 2, 2018