



1202 Wood Ave
Sumner, WA 98390
Phone: 253.891.6000

June 29, 2017

Interested Party:

Re: **Revised New Early Learning Center and Sumner Middle School Track and Field Upgrades Project**

Revised Expanded SEPA Environmental Checklist

Enclosed is the Revised Expanded SEPA Environmental Checklist for the New Early Learning Center and Sumner Middle School Track and Field Upgrades Project (the "Revised Project"). The Revised Project reflects changes to the project arising from comments to the SEPA Checklist, dated January 9, 2017, received by the District. Revisions to the project include a new access from Gault Street, a re-configuration and re-location of the track with new synthetic turf field, elimination of lighting of the track and turf field, elimination of the tennis courts, closure of the access on Sumner Avenue (except for emergencies), school bus access to the Site, and inclusion of District Operating Procedures relating to ELC exterior and parking lot lighting and relating to community use of the athletic fields and facilities. The Revised Project is located on the Campus of Sumner Middle School and Maple Lawn Elementary School, 1508 Willow Street and 230 Wood Avenue, Sumner, WA (Tax Parcel Nos. 0420251231, 0420251232, and 0420251062).

Written comments on the Revised Expanded Environmental Checklist must be submitted by 5:00 p.m., July 18, 2017 to:

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

Additional copies of the District's Revised 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 90 th Street East Bonney Lake, WA 98391	Pierce County Public Library Edgewood/Milton Branch 900 Meridian East Milton, WA 98354
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If you have any questions regarding this Revised Project, please contact Steve Sjolund, Executive 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

**SUMNER SCHOOL DISTRICT NO. 320
NEW EARLY LEARNING CENTER AND
SUMNER MIDDLE SCHOOL TRACK
AND FIELD UPGRADES
SUMNER, WASHINGTON**

REVISED

EXPANDED ENVIRONMENTAL CHECKLIST

**(This Revised Checklist supersedes the Expanded Environmental
Checklist, dated January 9, 2017)**

Prepared by:

Sumner School District No. 320

June 29, 2017

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. BACKGROUND

1. Name of proposed project, if applicable:

New Early Learning Center and Sumner Middle School Track and Field Upgrades Project, as revised by this Updated Checklist ("collectively, the Revised 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 (“District”)
1202 Wood Avenue
Sumner, WA 98390
Steve Sjolund
Educational Support Services Officer
Telephone: 253-891-6058
Email: steve_sjolund@sumnersd.org**

Agent

**Robert A. Lindstrom, A.I.A
Associate Principal
BLRB Architects, P.S.
1145 Broadway Plaza, Suite 1200
Tacoma, WA 98402
Telephone: 253-627-5599
Email: blindstrom@blrb.com**

4. Date checklist prepared:

June 29, 2017

5. Agency requesting checklist:

**Sumner School District
City of Sumner**

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

The Early Learning Center is proposed to open during the 2018-19 school year. The Sumner Middle School Track and Field Upgrades are proposed to be constructed the summer of 2018.

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

There are no plans at the present time for future additions or expansions related to the Revised Project.

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

CUP Site Plan, dated May 31, 2017, with required information for Revised Conditional Use Permit, prepared by AHBL, Inc. with Revised CUP Letter Application, dated June 29, 2017

Colored Project Map, prepared by BLRB Architects, June 26, 2017; Color Rendering of ELC, 2017, and Interior Floor Plans for ELC, dated December 13, 2016, prepared by BLRB Architects

Landscape Plans, dated June 21, 2017, prepared by Weismann Design Group

Schematic Design of Roof Elevations with Rendering, dated October 28, 2016, prepared by BLRB Architects with Request for Special Height Exception, dated January 6, 2017.

Updated Noise Study, dated June 27, 2017, prepared by Ramboll Environ.

Revised Lighting Design Report, dated June 22, 2017, prepared by BCE Engineers, Inc.

Site Lighting Analysis, dated June 22, 2017 relating to Early Learning Center, prepared by BCE Engineers, Inc.

Revised Transportation Impact Analysis, dated June 2017, prepared by the Transpo Group.

Sewer Capacity Memorandum relating to Proposed Early Learning Center, dated June 12, 2017, prepared by AHBL.

Geotechnical Engineering Report, dated March 31, 2017 as revised May 4, 2017, prepared by Migizi Group, Inc.

District incorporates by reference a certain Report on Geotechnical Investigation for Sumner Middle School, prepared by Robert M. Pride, P.E., dated August 17, 2008.

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.

The District submitted a Conditional Use Permit Application, dated January 6, 2017, which has been revised and will be re-submitted. The District also submitted on January 6, 2017 a Request for Special Exception for Building Height relating to the Early Learning Center building which also will be re-submitted (for completeness of the Revised CUP Application) but the Request for Special Exception Application has not been revised.

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**
- **Landscape Plans Approval**
- **Site Development Permit**
- **Mechanical Permit**
- **Plumbing Permit**
- **Fire Sprinkler Permit**
- **Electrical Permit**
- **Demolition Permit for residential structure**

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.

The Proposal consists of two projects: (i) an Early Learning Center (referred to herein at times as “ELC”) and (ii) Track and Field Upgrades (collectively, the “Revised Project”) proposed by the District on the campus of Sumner Middle School (as “SMS”) located at 1508 Willow Street, Sumner, Washington together with an adjoining residential parcel, and on an existing softball field at Maple Lawn Elementary School, 230 Wood Avenue, Sumner, Washington, and commonly known as Pierce County Parcel Nos. 0420251231, 0420251232, and 0420251062. Attached hereto is the Revised CUP Site Plan with information for the Revised Project and a color Map with the Revised Project layout.

The Revised Project reflects changes to the project arising from comments received by the School District to the Expanded State Environmental Policy Act (“SEPA”), dated January 9, 2017, from neighboring property owners (the “Neighborhood Group”), and subsequent discussions that ensued between the School District and the representatives of the Neighborhood Group over numerous meetings over several months. Those discussions culminated with revisions to the project under an Agreement between the Neighborhood Group and the School District, dated as of May 18, 2017, a copy of which is attached to the Revised CUP Application (“Agreement with Neighborhood Group”).

The Revised Project includes the following revisions:

- **A new driveway access to the SMS campus from Gault Street**
- **Changes to school bus access to the SMS campus (including the ELC)**
- **Closure and locked gating of the existing Sumner Avenue driveway access (except for emergencies)**
- **A re-configuration and re-location of the track with new synthetic turf field**
- **Elimination of lighting of the track and turf field (no field lighting or infrastructure for field lighting)**
- **Elimination of the tennis courts**
- **(Revised) District Operating Procedures to limit community use of the SMS Facilities (athletic fields and interior facilities) (described in detail below)**
- **Reduced number of lighting poles, smaller scale lighting fixtures, and shorter height of the light poles in the ELC parking area adjacent to Sumner Avenue**
- **Smaller scale lighting fixtures on the light poles and short light poles in the ELC Bus Loop area**
- **Adjustments to the positioning of the lighting fixtures and lighting poles in the new ELC parking lot adjoining the SMS parking lot.**
- **(Revised) District Operating Procedures to the ELC exterior and parking lighting to separately control operation of distinct areas of the ELC which abut neighboring properties**
- **Eight (8) additional parking stalls at the ELC**
- **A post-occupancy noise evaluation of the ELC Chiller and submittal of evaluation to the City of Sumner and the Neighborhood Group**
- **An ELC Emergency Evacuation Plan**
- **Two (2) existing portables located on the SMS Campus shall be prohibited for future use for student capacity (classrooms) in conjunction with the Early Learning Center or other classroom school use on the SMS Campus.**

EARLY LEARNING CENTER

Sumner Middle School is approximately 21 acres and adjoins Maple Lawn Elementary School. Sumner Middle School was constructed in the early 1960s and has been expanded several times with a substantial remodeling permitted in 2009 pursuant to Decision of the Hearing Examiner Decision approving a CUP. Maple Lawn Elementary School was constructed in 1954 and has been expanded several times with a substantial remodel permitted in 2010 pursuant to Decision of the Hearing Examiner approving a CUP.

The School District proposes to construct a partial, two-story Early Learning Center and associated parking on approximately 3.65 acres located in the westerly portion of the Middle School site as depicted on the attached Revised Site Plan which is currently occupied by tennis courts and a portion of a field, baseball and softball fields, and an existing residence.

The School District's Capital Facilities Plan, which is incorporated by reference in the City of Sumner's Comprehensive Plan, adopted all-day Kindergarten and smaller class sizes at the elementary school level and moved toward increasing Early Learning opportunities offered at its elementary schools. With the Legislative mandate for all-day Kindergarten, smaller class sizes, and early learning programs coupled with increased student enrollment at its elementary schools, in early 2015, the School District began its bond planning for a formal Early Learning Center to focus on the earliest learners to provide dedicated classrooms and learning environments to provide readiness and socialization for entering a formal school system. Studies have shown a correlation between early learning opportunities and a decrease in dropout rates and an increase in math, reading, and language skills. With an Early Learning Center, the School District will also include capacity for the Kindergarten level which would allow for additional capacity at its elementary schools in the City of Sumner and would create the opportunity for social relationships for pre-school students and kindergarten students.

The Early Learning Center will primarily serve students within the attendance boundaries of Maple Lawn Elementary School and Daffodil Valley Elementary School and special education pre-school students District-wide. The Early Learning Center site provides the most efficient and economical use of public resources given its location among other possible sites evaluated by the District.

The Early Learning Center will be a partial two-story, approximately 35,290 square foot square foot state of the art building with a maximum height of 36' over a small easterly portion of the building to provide for educational functions important to an early learning center and to provide architectural compatibility with the residential area. The ELC building design requires a minor six foot deviation (over the easterly portion of the building) from the standard 30' height limitation in an LDR-12 Zone requires a height exception under SMC 18.50.040.

The ELC building will reflect principles of environmental sustainability consistent with the Washington Sustainable School Protocol program. There are an abundance of windows and clerestories into classrooms to maximize use of natural energies (i.e., solar and daylight); provision is made for a thermally superior efficient building envelope with mechanical and lighting systems that meet or exceed State Energy Code; daylight and motion responsive controls are provided; and fixed shading on the exterior of the building will be installed. Recycling and reuse stations will be incorporated into the design. The building's main entry will reflect a sustainability value with the integration of timber and wood into the design to support a building identity compatible with the neighboring area. The roofline and building massing are intentionally modulated to allow the scale of the structure to match that of the surrounding residential buildings and northwest styles.

Learning in a safe and secure environment with a family focused orientation for the early learners to promote exploration and learning drives the interior design of the building. Corridors connecting classrooms will provide kinetic learning and play experiences, allowing children to interact with their immediate surroundings and have a constant view of the outdoors from space to space. Multipurpose spaces will be designed to allow adaptation for a variety of learning interaction. Indoor play courts will connect to the outdoors to provide for experiences that can engage all of the senses. Interior design will promote infrastructure for technology for today and the future, moveable cabinetry and bookcases in the classrooms will be provided, convenient storage spaces will be provided in the classrooms, display cases will be installed throughout the school to honor and showcase work completed by the students for both parent and community appreciation.

The Early Learning Center will house up to 250 students, consisting of 12 classrooms of kindergarten students and four classrooms of pre-school students. All-day Kindergarten (up to 182 students) will start at 8:35 a.m. with departure at 3:00 p.m. The pre-school students, both special needs and regular students (up to 68 students in a session), will attend either a morning session (8:35 a.m. to 11:25 a.m.) or an afternoon session (12:05 p.m. – 2:55 p.m.). The arrival and departure times will not overlap with Sumner Middle School arrival and departure times and will overlap only five minutes with Maple Lawn Elementary School arrival and departure times. With the expansion of the new, additional parking lot at Maple Lawn Elementary, arrivals and departures at Maple Lawn are directed behind the school, and circulation on Willow Street has significantly improved with no queuing occurring on Willow Street. Arrival or departure queues will occur on-site within the Early Learning Center as there is more than sufficient queuing space within the drive aisles.

Parent and general vehicle access to the Early Learning Center will be by way of the existing westernmost access on Willow Street. The existing Sumner Avenue driveway access will be gated and will no longer be used as a public access except in emergency situations. Multiple pick up/drop off locations at the ELC are provided to secure separation of pedestrians and students from automobiles. Busses will be separated from vehicular traffic through a separated bus loop; pre-school students and kindergarten students will enter from separate locations. A new driveway access to connect to the SMS campus will be constructed at the westerly terminus of Gault Street as depicted on the Revised CUP Site Plan (the “New Gault Access Driveway”). School bus access to the Early Learning Center (both ingress and egress) will occur from the New Gault Access Driveway. In addition, Sumner Middle School busses will use the New Gault Access Driveway to ingress to Sumner Middle School. The New Gault Access Driveway will be also used by Early Learning Center and Sumner Middle School teachers, as convenient to Staff travel, provided Staff arrives before 7:00 a.m., and for general public use after-school hours for access to activities at the SMS campus.

Separate parent, faculty, and visitor parking areas are provided. 129 parking stalls, inclusive of 124 standard stalls and five ADA compliant stalls will be provided. The parking lot will adjoin the existing Middle School parking lot and will utilize full cut-off LED lights mounted on approximately 30’ aluminum poles to closely match the existing parking lot lighting at Sumner Middle School. The new western parking lot on Sumner Avenue and the Early Learning Center bus loop will utilize a smaller scale light fixture with full cut-off LED lights and be mounted on shorter 12’ poles which will further prevent any light spillage at the adjacent property lines. The building perimeter lighting will be wall and soffit mounted LED fixtures. The lights are installed with motion sensors to illuminate upon motion and to dim to at least 50% of full strength when no movement is detected. All lighting will be off during daylight hours. On weekends lighting will remain off except for authorized facility events.

In addition, the parking lighting will be controlled by the School District’s ELC Exterior Lighting Procedures which will control lighting operations separately for distinct areas of the ELC. Attached hereto is a copy of ELC Exterior Lighting Operating Procedures. This Operating Procedures, among

other items, specifies that: (i) the lighting in the new parking lot on Sumner Avenue will be turned off by 6:00 p.m. except for authorized ELC school-related events, and (ii) the exterior lighting in the ELC bus loop area and the southerly exterior building mounted lighting will remain off during evening hours except for District authorized events.

SMS TRACK AND FIELD UPGRADES

The existing Sumner Middle School sports fields include a softball field and a baseball field with a football/soccer field overlaid on the outfields, a separate football/soccer field surrounded by a track, a smaller grass playfield to the west of the softball and baseball fields, and four tennis courts.

As part of the Revised Project, there will be no lighting associated with the athletic field upgrades (track and synthetic turf or the reconfigured and relocated fields) nor infrastructure for future lighting of any fields. In addition, all four existing tennis courts, the small grass field, and the softball field on Sumner Middle School campus will be eliminated. The softball field will be re-located to an existing softball field on Maple Lawn Elementary School. The baseball field on the Sumner Middle School campus will be reconfigured and upgraded and relocated to the southwesterly area of the campus. The reconfigured area as shown on the attached Revised CUP Site Plan will have a baseball field with a football/soccer field overlaid on the outfield. The softball field at Maple Lawn Elementary School will be improved to accommodate middle school softball games with a 200'outfield. Both fields will be re-constructed in accordance with regulation-required dimensions under the Washington Interscholastic Activities Association to allow for school competition. Appropriate backstops and dugouts with fencing will be installed.

The existing Sumner Middle School cinder track and turf field will be relocated as depicted on the attached Revised CUP Site Plan. A new 400 meter, eight lane paved track surrounding a new synthetic turf field to accommodate football, soccer, lacrosse games, and other field games will be constructed. The new synthetic turf field will include an underground storm drainage collection system, installed to meet City requirements consistent with the Department of Ecology stormwater manual adopted by the City. The existing bleachers will be replaced with new bleachers.

A paved field event area, approximately 100'x 200', located in the northeast corner of the track adjacent to the New Gault Access Driveway as depicted on the attached Revised CUP Site Plan, will be constructed. This field event area will provide an area for long jump, triple jump, high jump, and double shot put fields, runways, and a landing area grouped together.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Project is located at 1508 Willow Street, Sumner, Washington with adjoining residential parcel at 205 Sumner Avenue, Sumner, Washington and at 230 Wood Avenue, Sumner, Washington. The Site Plan attached to this Environmental Checklist includes a location map. A Legal Description is attached as well.

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 on the site located at the southerly parcel boundary 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 predominantly Puyallup fine sandy loam. Tests pits dug in conjunction with the remodel of Sumner Middle School in 2009 confirmed that the Site consists primarily of sands and gravelly sands, well draining soils.

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

The School District is not aware of any surface indications nor history of unstable soils on the Site or in the immediate vicinity of the Site.

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 area representing the Early Learning Center Project is approximately 3.65 acres. A majority of the Project Site is, however, developed and, as such, has very little topographic relief. The proposed Project is anticipated to balance about 5,000 cubic yards of earthwork proposed.

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 Washington State Department of Ecology Stormwater Management Manual 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 59% of the Site will be covered with impervious surface after Project construction.

- 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 in the event sediment is tracked off-site.

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 new Early Learning Center would result in emissions related to school buses and vehicles traveling on-site to drop-off or pick-up children. The school buses and other vehicles are comprised of gasoline and diesel-fueled vehicles. Upon arrival at the preschool or kindergarten bus drop-off zones, the school buses would turn off their engines and remain on site until midday and afternoon departures. The potential air quality impacts are expected to be less than significant due to the short travel duration on-site.

The Revised Transportation Impact Analysis (TIA) for the Project indicates that traffic increases due to the Project would result in 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.

A proposed emergency generator for the Early Learning Center 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 permit would not be required for the generator due to its small size (e.g. 100 kilowatt) 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 and equipment not in use during construction will remain shut off. Upon operation of the Early Learning Center, after arrival, the school buses will turn off their engines and the buses will remain on-site and turned off until all students are on the buses and ready for departure at mid-day and afternoon departures, 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 5301470005D, 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.

Potable water is supplied by the City of Sumner. Wastewater will not be discharged to groundwater. An existing well on-site provides water for irrigation purposes.

- 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 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 Project proposes to infiltrate the stormwater on-site. The stormwater plan proposes to make use of an existing bio-retention facility and infiltration system to provide water quality and for stormwater discharged from the parking areas north of the Early Learning Center. Preliminary calculations show that there is reserve capacity in this system with only minor modifications to accommodate stormwater discharge. A new underground infiltration is proposed for the Early Learning Center building, surrounding play areas, and bus loop. Water quality will be provided by cartridge filters. A similar system is proposed for the Track and Field improvements.

- 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. The District will also communicate with the neighboring property owner to the west (Rasmussen) regarding the District's stormwater facilities and best management practices.

- 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. The Project will infiltrate on-site.

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 Washington State DOE Stormwater Management manual are proposed to reduce and control surface runoff. As indicated, stormwater will be infiltrated on-site and will not leave the site and therefore will not impact the drainage pattern of adjacent sites.

4. Plants

a. Check the types of vegetation found on the site

- X deciduous tree: alder, maple, aspen, other
- X evergreen tree: fir, cedar, pine, other
- X shrubs
- X 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?

Plantings associated with a portion of the existing bio-retention facilities (rain garden areas) located north and easterly of the existing tennis courts will be removed to accommodate the revised parking area in front of the proposed Early Learning Center and the arrival/drop-off circulation. An existing grass playfield will be removed in conjunction with construction of the Early Learning Center and associated play areas. Approximately 16 trees, including a cottonwood tree, with underbrush within the westerly portion of the proposed Early Learning Center area will be removed and approximately 33 trees south of the track will be removed.

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 dense mix of evergreen trees and shrubs (together with 8' solid fencing) will be planted to provide appropriate screening and buffer along the bus loop and westerly parking area (the westerly and southerly common residential property lines). A mix of evergreen shrubs and deciduous columnar trees will be planted in the westerly parking lot. Native landscaping plantings will be installed in the new parking lot islands (fronting the proposed Early Learning Center) and in the perimeter of the play areas to provide habitat and educational value to the Early Learning Center students. Evergreens trees, conifers, deciduous trees, and native plantings will be provided in the proposed nature area of the Early Learning Center which will compliment the neighboring area and provide buffering and screening to the surrounding area. Landscaping, to the front of the building, with an assortment of native plants, grasses, and perennials, will compliment the architecture with a "street appeal" appearance.

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

Himalayan blackberry and English ivy are present on the site.

5. Animals

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

birds: hawk, heron, eagle, songbirds, other:

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 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 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 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 will be used to satisfy energy needs for the Project for domestic water supply and building heating. Electricity will be used to energize the Project's lighting systems. Natural gas will be used 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 Early Learning Center 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 new Early Learning Center include wood construction, low emitting interior finishes, superior energy performance HVAC system with programmed occupied and unoccupied interior heating and cooling controls, energy efficient LED lighting for interior and exterior lighting systems, programming of exterior lighting to control usage and intensity of lighting, occupancy sensing and time clock controls to control all interior lighting to automatically turn off during preselected times and unoccupied periods, interior daylight harvesting to automatically dim artificial light in response to available natural light, programming of irrigation systems to minimize water usage, fixed shading on the exterior of the building, recycling and reuse stations for staff and students as appropriate and energy conservation operating procedures.

Additional mechanical conservation features include high efficiency condensing boilers, variable frequency drives on pumps, variable airflow fans with seasonal adjustment and inverter driven compressors.

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 District is not aware of any contamination on the site.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The District is not aware of any hazardous situation that might affect the Project development and design. Natural gas and electricity are available to the 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 at the Early Learning Center. Use of toxic or hazardous chemicals are not anticipated to be used in connection with construction of the Project. 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.

- 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 Updated Noise Study, dated June 27, 2016, prepared by Ramboll Environ 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 Highway 410. Other noise sources include existing school-related noises and commonly expected noises in the nature of dogs, birds, and traffic on the streets adjoining the Project site. 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 land clearing in preparation of excavation activities and on-site construction of improvements. Construction noise is exempt from Washington State's environmental noise regulations during daytime hours (7 AM to 10 PM), and construction activities will be limited to daytime hours. The temporary nature of the construction coupled with restriction to reasonable daytime hours would reduce any potential noise impacts to be less than significant.

Long-Term Operational Noise

The proposed Early Learning Center would introduce new noise sources to the surrounding area, including additional on-site traffic, a chiller unit, and an emergency generator. In addition, installation of synthetic turf on football/soccer field could result in an increase in the frequency of use in certain months.

On-site traffic would include school buses and other vehicles accessing and traveling on the site. Noise from on-site traffic sources during the AM arrival and PM departure 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 and Resource Use Procedures, the chiller would be set to achieve occupied temperature no earlier than 60 minutes prior to occupied time and for an hour after the Early Learning Center is closed. With a start time of 8:35 a.m, operation of the chiller would likely occur during daytime hours (i.e., between 7 AM and 10 PM). However, because it is uncertain how long it typically takes to achieve occupied temperature, a conservative evaluation was modelled. Chiller noise was compared to the nighttime noise limit of 45 dBA applicable before 7 AM. The model-calculated sound levels of the chiller operation were 43 dBA or less at all nearby properties and would be below the nighttime noise limit.

The 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 is 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 chiller in conjunction with testing of the emergency generator are 49 dBA or less at all nearby properties and would be below the daytime noise limits.

In light of a potential for an increase in the frequency of use during certain months arising from installation of a synthetic field and lighting, although the noise source from the existing football/field and track are existing noise sources, noise associated with the track and field upgrades was evaluated. Turf field use would produce intermittent noise during some portions of the day (primarily late afternoon and evening hours on weekdays, plus extended daytime hours on weekends), rather than on a constant basis. Model-calculated sound levels of athletic events on the turf field are 46 dBA or less at all nearby properties and are expected to be below the daytime noise limits (7 a.m. to 10:00 p.m).

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

The following measures have been incorporated into the Project.

- Upon arrival at the preschool or kindergarten bus drop-off zones, the school buses will turn off their engines and the buses will remain on-site with their engines off until students are loaded on the buses and the buses are ready for departure at the midday or afternoon departure.
- The chiller will be located in the equipment yard on the west side of the Early Learning Center building, and the equipment yard would be enclosed by a solid, 9 foot wall with a solid gate.
- The emergency generator would be fitted with an enhanced exhaust muffler and acoustical enclosure. As with the chiller, the emergency generator would be located in the equipment yard.
- Installation of an 8 foot solid fencing along the westerly and southerly boundaries of the Early Learning Center around the bus loop area and the westerly parking lot. (Note that the Noise Study modeled only 6 foot fencing.)
- A post-occupancy noise evaluation of the chiller (during operational months of spring/summer) will occur to confirm operational compliance with the City of Sumner noise limits. This noise evaluation will be submitted to the City of Sumner and to the Neighborhood Group.
- The District will maintain current existing devices and methods regarding use of amplified sound on the athletic fields.

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 includes: (i) Sumner Middle School and associated recreational facilities including grass playfield, baseball and softball fields overlaid with a soccer field, a track and football/soccer field, and tennis courts, (ii) a vacant residential parcel, and (iii) the softball field located at Maple Lawn Elementary School. Adjacent uses are residential uses.

The Project has been designed and planned as fully described in the Revised Conditional Use Permit for the Project and the Revised Reports, identified hereinabove, to provide for no significant or materially detrimental impacts to the surrounding area. Those measures include 8' solid fencing located along the southerly and westerly residential properties, dense landscaping, 9' solid masonry fencing around the mechanical area (chiller and generator), In addition, the District will implement additional exterior lighting operating procedures, has reduced the number of light poles in the westerly parking area and bus loop area, made adjustments to the position and location of parking lights, construction of a new driveway access for school bus access, staff access, and public access after school hours to the athletic fields at the westerly terminus of Gault Street, closure and gating of the Sumner Avenue driveway access (except in emergencies), additional operating procedures of the SMS Facilities for community use which limit the number of concurrent users and users groups, and revisions to the Project as described earlier, all of which provide measures to minimize any impacts to adjacent properties. Attached hereto is a list of "Conditions Attaching to Revised CUP Application" which are treated as mitigating measures imposed as part of the Revised Project.

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 oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable.

c. Describe any structures on the site.

Currently there exists an unoccupied residence located on 205 Sumner Avenue.

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

One existing, unoccupied residence owned by the District located at 205 Sumner Avenue would be demolished with the Project to provide a parking area. Dugouts and fencing associated with the baseball and softball fields will be relocated.

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

The current zoning classification under the City of Sumner zoning is Low-Density Residential 12,000 (LDR-12). Schools are treated as a "secondary allowed use" in an LDR Zoning District as described in the City's Comprehensive Plan.

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

The current Comprehensive Plan designation under the City of Sumner's Comprehensive Plan is Public/Private Utilities and Facilities which provides for educational facilities.

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 a Volcanic Hazard Area, Seismic Hazard Area, and Aquifer Recharge Area.

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

36 Staff are planned for the Early Learning Center. There is no additional staff related to the Track and Field Upgrades.

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

At the time of preparation of this Revised Checklist (as well as at the time of the SEPA Checklist, dated January 9, 2017), the Project does not and did not displace any people as there is no one residing on the residential parcel owned by the District at 205 Sumner Avenue. To the extent that the residential parcel was formerly occupied by a family of at least two people, at the time of Closing of the real estate transaction for acquisition of the parcel, it could be stated that two people formerly occupied the residential parcel.

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

There are no known impacts and therefore no measures are proposed.

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

As fully described in the Revised 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. In addition, the District has engaged with neighboring property owners and addressed comments to the SEPA Checklist, dated January 9, 2017, from neighboring property owners which culminated with the Agreement with the Neighborhood Group. The District has conditioned the Revised Project as described above and as set forth under the answer to Question 8a to provide for additional measures to ensure the Project is compatible with existing and allowed land uses in the neighboring area. Attached hereto is a list of "Conditions Attaching to Revised CUP Application" which are treated as mitigating measures imposed as part of the Revised Project.

m. Proposed measures to ensure the proposal is compatible with nearby 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.

One existing, unoccupied residence owned by the District located at 205 Sumner Avenue will be demolished with the Project.

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

The elimination of one housing unit does not create a significant adverse impact.

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 Early Learning Center is designed to provide compatibility with the surrounding area. The proposed exterior materials of wood and brick are consistent with the northwest styles of the area. The height of the second story, necessary to the educational function of the building and amenities of an early learning center, is predominantly consistent with the 30' standard height limitation in the underlying LDR-12 zone except for a small portion of the easterly portion of the roofline which exceeds the standard height limitation by only six feet necessary to the educational functions of the building. The height of the ELC building facing the westerly properties is consistent with the 30' standard height limitation in an LDR Zone. The LDR-12 zoning classification contemplates that school and church uses, which require certain systems and architectural features, will exceed the standard residential height limitation allowing up to 50 feet in an LDR-12 zone with a special use exception.

The Neighborhood Group under the Agreement with Neighborhood Group has consented to and approved the height and design of the Early Learning Center.

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

The adjacent properties currently have obscured views with existing tree lines and those views will remain substantially unchanged with the requested six foot building height deviation over the easterly 1/3rd portion of the Early Learning Center building.

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

As fully described in the Revised CUP Application for a Conditional Use Permit, the proposed Early Learning Center is setback from Sumner Avenue and Willow Street. The building is designed with a gable roofline consistent with the architectural features in the surrounding area. Dense landscaping and solid fencing provides for appropriate buffering and screening along the westerly and southerly boundaries of the facility.

11. Light and glare

This section presents a summary of illumination-related information for the Project; see

attached hereto complete illumination-information set forth in the Revised Lighting Design Report, dated June 22, 2017, prepared by BCE Engineers, Inc. relating to Early Learning Center

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

The proposed Early Learning Center will provide parking lot illumination for safety and security purposes for the westerly parking lot adjacent to Sumner Avenue, the parking lot fronting the Early Learning Center, exterior wall mounted building lighting, and lighting along the bus loop. As stated above, the District has eliminated all lighting, including the installation of any lighting infrastructure, associated with the athletic field upgrades. As part of the Revised Project, the District will also install shorter light poles and smaller light fixtures for the westerly parking lot and the bus loop area and has adjusted the positioning of certain light fixtures and the location of certain light poles for the main parking lot fronting the ELC in order to further minimize any measurable light at the property lines.

The District's standard operating procedure applying to all exterior lighting requires exterior lighting to be off during the daylight and off completely on weekends except when District authorized events are scheduled and motion sensors are attached to the light poles and exterior mounted lighting to ensure that the lighting is dimmed to 50% unless motion is detected. In addition, the District will implement zoning for three (3) distinct areas of the ELC to provide for separate lighting operations for the westerly parking area, the main parking area, the exterior paths and building mounted lighting of the northerly and westerly portions of the ELC, and the bus loop and southerly exterior mounted building lighting of the ELC. These distinct lighting zones have separate operating procedures that are set forth on the attached Conditions Attaching to Revised CUP.

- 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 measurable off-site lighting impact in accordance with IES recommendations. As part of the Early Learning Center proposal, 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 pole mounted lighting in the parking lots and bus loop will be dimmed at least 50% unless motion is detected.

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. Solid 8' fencing will prevent any headlight glare from vehicles in the parking lots and school busses traveling in the bus loop areas.

In addition, the District will implement zoning for three (3) distinct areas of the ELC to provide for separate lighting operations for the westerly parking area, the main parking area and the exterior paths and building mounted lighting of the northerly and westerly portions of the ELC, and the bus loop and southerly exterior mounted building lighting of the ELC. These distinct lighting zones have separate operating procedures that are set forth on the attached Conditions Attaching to Revised CUP.

12. Recreation

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

There is an existing grass playfield area, a baseball field and softball field overlaid with a soccer field, a track and football field, and four (4) tennis courts.

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

The Early Learning Center will provide outdoor and indoor play areas and a nature playground area to provide socialization and educational opportunities to the youngest learners. The Revised CUP Application will eliminate the four (4) tennis courts and the softball field on the Sumner Middle School which will be relocated to an existing softball field at Maple Lawn Elementary School which will be improved to allow WIAA regulation softball games. The grass play area is also eliminated as provided in the original CUP Application. The Track and Field Upgrades will provide improved recreational uses for youth programs. As part of the Agreement with the Neighborhood Group, the School District has agreed, as discussed, to implement Operating Procedures for the Sumner Middle School Facilities (both interior and exterior) which will reduce the number of participants and user groups utilizing the facilities at Sumner Middle School.

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

Consistent with the City's Comprehensive Plan policies (Community Character Element and Family and Human Services Element), the proposed Track and Field Upgrades will provide improved recreational resources for youth programs.

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 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 known 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 Revised Transportation Impact Analysis, dated June ,2017, prepared by the Transpo Group 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 proposed project would be served by Gault Street (via Wood Avenue) and Willow Street. General vehicle access for the proposed ELC project will occur via the westernmost SMS driveway on Willow Street. School bus access (both ingress and egress) related to the ELC would occur via the proposed new driveway to be located just west of the Wood Avenue/Gault Street intersection. ELC staff may also use the new Wood Avenue/Gault Street access as convenient to staff travel. Public access via the proposed new driveway access at Gault Street will be allowed after school hours and on the weekends for use of Sumner Middle School facilities. The existing Sumner Avenue driveway would be closed except for emergency use. Highways near the site include SR 162 (Valley Avenue) to the east and SR 410 to the south. Additional detail is provided in the "Sumner Early Learning Center and Athletic Field Upgrades Revised Transportation Impact Analysis", June 2017.

- 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 is no transit service in the immediate vicinity of the proposed Project site. The District provides school bus transportation to students that qualify, which generally applies to those living more than 2 miles from the assigned school or in an area where safety conditions or lack of improvements make pedestrian traffic hazardous (Sumner School District Regulations & Procedures No. 6600P, Revised August 2011). Maple Lawn Elementary is currently served by 6 larger buses and 2 smaller buses and Sumner Middle School is served by 14 larger buses and 6 smaller buses. The District anticipates up to 7 buses could serve the Early Learning Center.

The nearest transit service located about 3/4-miles from the site at the Sumner Station. Sounder Commuter Rail services and regional express bus service are provided at the Sumner Station.

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

The Revised Project would create 129 additional parking spaces and would not eliminate any existing parking spaces. As a result of the Revised Project, there would be a total of 490 parking spaces on the campus.

- 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).

Safe and efficient non-motorized connections would be provided through the site between primary generators as well as connect to off-site facilities including the recently constructed new sidewalk along the north side of Gault Street. There are no other required improvements to existing off-site facilities.

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

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

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Vehicle trip generation for the Revised Project was based on data collected at the existing campus. Additional detail is provided in the “Revised Sumner Early Learning Center and Athletic Field Upgrades Transportation Impact Analysis”, June 2017.

The ELC is anticipated to generate approximately 520 vehicular trips per day (daily trips were calculated based on a 60 percent increase in the Institute of Transportation Engineers Trip Generation Manual, 9th Edition daily trip rate consistent with data collected for the Maple Lawn Elementary school during the peak periods). Based on site specific data, it is anticipated that the proposed ELC would generate 174 trips during the school arrival peak hour and 134 trips during the school dismissal peak hour. The trip generation represents proposed staffing as well.

Community-related sports activity traffic generation is anticipated to decrease as a result of the proposed athletic field reconfiguration. This is due to the removal of the tennis courts, elimination of the small grass playfield and the new Sumner School District Standard Operating Procedures (attached hereto) which limit the community use of the SMS facilities (both exterior and interior facilities). Community related activities at the SMS facilities would be limited to no more than three user groups per day provided such user group is no more than 150 participants. In the event a user group is more than 150 participants, than only one non-school related user group may be scheduled in a day for use of the SMS facilities.

Trucks associated with the proposed project would be related to deliveries of supplies and food. Deliveries would be consistent with what currently occurs on-campus.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The Project will not interfere with or be affected by the movement of agricultural and forest products.

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

The City of Sumner has a transportation impact fee program to help offset impacts of development projects. The campus is currently located in District 2 as noted by Sumner's Traffic Impact Fee District Map. Actual traffic impact fees will be calculated for the project by the City of Sumner as part of the permit review and issuance per the adopted fee schedule in effect at that time of building permit issuance and in accordance with SMC Chapter 12.36 Transportation Impact Fees.

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.

Fire protection service may be needed, in an emergency, associated with the new Early Learning Center; emergency aid services are already available with respect to Sumner Middle School track and athletic fields. The upgrades are not anticipated to require additional new services. Given the age of the students attending the new Early Learning Center, public transit is not a public service which will be utilized by this age group.

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

Construction of the new Early Learning Center 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 new Early learning Center or the Track and Field Upgrades.

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.

The following utilities are available and will be extended to the new Early Learning Center: gas and electricity provided by Puget Sound Energy, water and sewer provided by City of Sumner, cable provided by Comcast, and telephone provided by CenturyLink. Electrical connection for the Athletic Field upgrade will be provided by Puget Sound Energy.

The District's engineers (AHBL) have conducted and prepared an analysis, dated June 12, 2017, of the City's sewer system serving the Sumner Middle School site based upon coordination with the City to gather the pertinent data for such an evaluation, including a capacity check of the on-site sewer pipes and review of the As Builts of the on-site sytem and the public portion of the sewer system in Sumner Avenue, Maybelle Street, and the Highway 410 crossing. AHBL's evaluation has determined that the increased flows predicted from the proposed Early Learning Center will not cause the capacity of the existing City sewer system to be exceeded.

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.

SUMNER SCHOOL DISTRICT NO. 320

Signature:



Steve Sjolund
Executive Director, Educational Support
Services Officer

Date Submitted: June 29, 2017

**EARLY LEARNING CENTER AND SUMNER MIDDLE SCHOOL TRACK AND
FIELD UPGRADES LEGAL DESCRIPTION**

PIERCE COUNTY TAX PARCEL NO. 0420251231

Commencing at the Southwest corner of the A.H. Woolery Donation Land Claim in Section 25, Township 20 North, Range 4 East of the Willamette Meridian; Thence North 00°59'30" West along the West line of said Donation Land Claim 1,430.06 feet to a monument, this being the True Point of Beginning; Thence North 78°35'40" West 325.16 feet; Thence South 48°12'10" West 185.76 feet; thence North 00°29'06" West 18.90 feet; Thence North 51°07'30" East 115.00 feet; Thence North 01°07'30" West 109.56 feet; Thence South 69°07'30" East 396.00 feet to the True Point of Beginning

TOGETHER WITH

Portion of Government Lot 3 in the Southwest quarter of the Northeast quarter of Section 25, Township 20 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North boundary of said subdivision, 623.30 feet East of the Northwest corner thereof; Thence South 673.20 feet to the 1/64 Section line; Thence East along said line 205.20 feet; Thence North 672.94 feet to the North line of said subdivision; Thence West 205.20 feet to the Point of Beginning; Except that portion conveyed to the City of Sumner for Willow Street, by deed recorded April 17, 1967 under Recording No. 2185621

TOGETHER WITH

Beginning at a point 623.30 feet East of the Northwest corner of Lot 3 of Section 25, Township 20 North, Range 4 East of the Willamette Meridian; Thence South 673.20 feet to the 1/64th Section line for the True Point of Beginning of this description; Thence West 43.72 feet to the Easterly line of that certain 20 foot roadway appropriated by E.A. Hart in Pierce County Superior Court Cause No. 37582; Thence Northwesterly along said line of roadway 102.18 feet; Thence continuing along said line of roadway 46.23 feet; Thence East 118.44 feet to a point North of the True Point of Beginning; Thence South 124.88 feet to the True Point of Beginning; Except that portion, if any, lying within said 20 foot roadway

TOGETHER WITH

Beginning at a point on the North boundary line of the Southwest quarter of the Northeast quarter of Section 25, Township 220 North, Range 4 East of the Willamette Meridian, 418.09 feet East of a stone monument in the Northwest corner of said Southwest quarter of the Northeast quarter of said Section; Thence run South 306.45 feet for True Place of Beginning; Thence continuing South 50 feet; Thence East parallel with the North boundary of said subdivision 205.21 feet; Thence North 50 feet; Thence West 205.21 feet to the True Place of Beginning; Except portions occupied for Street purposes

TOGETHER WITH

Commencing at the Southwest corner of the A.H. Woolery Donation Land Claim in Section 25, Township 20 North, Range 4 East of the Willamette Meridian; Thence North 0°59'30" West along the West line of said Donation Land Claim 1,430.06 feet to the True Point of Beginning; Thence North 69°07'30" West 396.00 feet; Thence South 01°07'30" East 109.56 feet; Thence South 51°07'30" West 447.0 feet to the North boundary of a road known as Hart Road; Thence

North 85°14' West along the North boundary of said road 11.36 feet; Thence North to the Southeast corner of a tract conveyed to Arthur J. Boush and Dorothy M. Boush, husband and wife, by deed recorded May 9, 1960 under Recording No. 1888052; Thence North along the East line of said Boush Tract 102 feet to the Southeast corner of a tract conveyed to Sumner School District No. 320 by deed recorded April 1, 1960 under Recording No. 1884631; Thence North along the East line of said tract to the North line of Government Lot 3 in Section 25, Township 20 North, Range 4 East of the Willamette Meridian; Thence East along the North line of said Lot 3 and of Government Lot 16, in said Section to the West line of said A.H. Woolery Donation Land Claim; Thence South along the West line of said Claim 1,055.23 feet to the True Point of Beginning; Except that portion conveyed to the State of Washington for Primary State Highway No. 5, by deed recorded July 5, 1961 under Recording No. 1929672; and Except that portion conveyed to the City of Sumner for Willow Street, by deed recorded April 17, 1967 under Recording No. 2185621.

Situate in the City of Sumner, County of Pierce, State of Washington.

PIERCE COUNTY TAX PARCEL NO. 0420251062

Beginning at a point on the north boundary line of the southwest quarter of the northeast quarter of Section 25, Township 20 North, Range 04 East of the W.M., in Pierce County, Washington, 418.09 feet east of a stone monument at the northwest corner of said southwest quarter of the northeast quarter; Thence running south 356.45 feet to the true point of beginning; Thence continuing south 50 feet; Thence east parallel with the north boundary of said subdivision 205.21 feet; Thence north 50 feet; Thence west 205.21 feet to the point of beginning; Except that portion, if any, lying within Sumner Avenue as delineated on the plat of J. O. Reitan's Addition to the City of Sumner, as per plat recorded in Volume 12 of Plats, Page 60, records of Pierce County Auditor.

Situate in the City of Sumner, County of Pierce, State of Washington.

PIERCE COUNTY TAX PARCEL NO. 0420251232

Beginning at the Northwest corner of the A.H. WOOLERY DONATION LAND CLAIM in Section 25, Township 20 North, Range 4 East of the Willamette Meridian;
THENCE along the West line of said Donation Land Claim South 0°54'30" East 563 feet;
THENCE South 0°47'30" East 201 feet to a stone monument;
THENCE South 0°49'30" East 28.49 feet to an iron pipe, the true point of beginning;
THENCE North 89°22'30" East 512.34 feet to the West line of the Sumner County Farm Road;
THENCE along said road South 0°43' East 90.31 feet;
THENCE South 5°17' East 338.37 feet;
THENCE leaving said road South 89°29'30" West 538.98 feet to the West line of said Donation Land Claim;
THENCE North 0°49'30" West 426.46 feet to point of beginning;

EXCEPT right of way for Willow Street, as conveyed to the City of Sumner, a Municipal Corporation by instrument recorded April 17, 1967 under Recording No. 2185621;

ALSO Commencing at the Northwest corner of the A.H. WOOLERY DONATION LAND CLAIM in the Northeast quarter of Section 25, Township 20 North, Range 4 East of the Willamette Meridian;
THENCE South 0°54'30" East 563.0 feet;
THENCE South 0°47'30" East 201.0 feet;
THENCE South 0°49'30" East 454.95 feet for the true point of beginning;
THENCE South 0°49'30" East 239.25 feet;
THENCE North 89°23'40" East 557.08 feet;
THENCE North 5°17' West 239.1 feet;
THENCE South 89°29'30" West 538.98 feet to point of beginning;

EXCEPT right of way for Gault Street, as conveyed to the City of Sumner, a Municipal Corporation by instrument recorded April 17, 1967 under Recording No. 2185618;

EXCEPT that portion lying within the South 1,790.58 feet of the A.H. WOOLERY DONATION LAND CLAIM.

Situate in the City of Sumner, County of Pierce, State of Washington.