

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Issued with a 14-day comment and 7-day appeal period

Capital High School Performing Arts Center and Associated CHS Improvements

Description of Proposal:

Capital High School is proposing a project of an addition to the school campus by constructing an approximately 27,000 square foot Performing Arts Center. Approximately 84 student seats are added as a part of the project. The project includes recladding of approximately 40,000 square feet of exterior stucco surfaces, replacement of a portion of the existing HVAC system, re-roofing of additional buildings, and renovation of approximately 4,000 square feet of educational space. Site work includes expansion of the northwest parking lot, re-opening an access drive along Conger Avenue, resurfacing the fire lane, new landscaping, and improvement of a pedestrian trail from the intersection of Bush Avenue NW and Kenyon Street NW to the paved access road south of the main building. Parking layouts will be phased as construction progresses.

Proponent: Olympia School District No. 111

Location of Proposal: 2707 Conger Avenue NW, Olympia, WA

Lead Agency: Olympia School District No. 111

The lead agency for this proposal has determined that, with the mitigation listed below and as otherwise identified in the environmental checklist, the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request by contacting: Tricia Nicholas, Olympia School District No. 111, 1914 Wilson Street SE, Olympia, WA 98501 (Phone 360.596.8563).

Mitigation Measure

1. The applicant is required to construct a trail on a portion of the school property and property owned by the City of Olympia along Bush Avenue NW and shall be constructed to meet the City of Olympia's Engineering Design and Development Standards.

This Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-340(2) and WAC 197-11-350. The lead agency will not act on this proposal for 14-days from the date of issue. Comments must be submitted in writing before 4:00 p.m. January 28, 2019. The responsible official will reconsider the MDNS based on timely comments and may retain, modify, or if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official:

M. Jennifer Priddy
Assistant Superintendent
Olympia School District No. 1111

1113 Legion Way S.E.
Olympia School District, Room 210
Olympia, WA 98501

You may appeal this determination by delivering a written appeal no later than 4:00 p.m., February 4, 2019, to Ms. Jennifer Priddy, Assistant Superintendent, Olympia School District No. 111, 1113 Legion Way S.E., Olympia, WA 98501. Written appeals must comply with District Procedure 6890(P) and must specify: (a) the determination being appealed, (b) the error complained of, (c) the corrective action being sought, (d) the reasons why the determination should be changed, and (e) whether further oral or written comment or a hearing is requested.

Date of Issue: **January 29, 2019**

Comment Period

Deadline: **February 12, 2019**

Appeal Deadline: **February 19, 2019**

Date Published: January 29, 2019

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Capital High School Performing Arts Center and Associated CHS Improvements

2. Name of applicant:

Olympia School District

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

OSD c/o McGranahan Architects, Matt Lane, AIA
2111 Pacific Avenue, Suite 100, Tacoma, WA 98402
253.383.3084

4. Date checklist prepared:

January 2019

5. Agency requesting checklist:

Olympia School District 111.

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

Commence with construction summer of 2019 and complete construction summer of 2020

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 future plans or additions for expansion at this time.

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

- Traffic Impact Analysis dated March 20, 2018, prepared by TENW Transportation Engineering Northwest.
- Drainage Report dated August 2018, prepared by SCJ Alliance.
- Geotechnical Report dated October 19, 2018, prepared by Wood Geotechnical

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 known applications pending for governmental approval directly affecting the property.

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

Conditional Use Permit, SEPA Determination, Land Use Approval, Building Height Variance, Engineering Permits, Building Permits, Design Review Board.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project is an addition to the school campus by constructing a new 26,000 sq. ft. Performing Arts Center. Approximately 84 student seats are added as a part of the project. The project will also reclad approximately 40,000 sq. ft. of existing exterior stucco surfaces, replace a portion of the existing HVAC system, re-roof additional buildings, and renovate approximately 4,000 sq. ft. of educational space. Site work includes expansion of the northwest parking lot, re-opening and access drive along Conger Avenue, resurfacing the fire lane, new landscaping, and improvement of a pedestrian trail from the intersection of Bush Avenue NW and Kenyon Street NW to the paved access road south of the main building. Parking layouts will be phased as construct progresses.

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 Capital High School, 2707 Conger Avenue NW, Section 16, Township 18, Range 2W. GOVT LOT 1-5 & SW4 NE4 LESS S405F LESS N60F & W30F FOR RD

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

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 approximately 10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the soilweb website the high school campus has two soil types: #2 – 85% Alderwood, 5% Everett, 5% Indianola, 3% Shalcar, and 2% Norma, and #65 – 85% McKenna, 3% Bellingham, 3% Norma, and 2% Skipopa

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

There are no known surface indications or history of unstable soils in the immediate vicinity.

- 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.

Excavation will be required for the new performing arts center. The total approximate quantity of cut is 4,000 cubic yards and approximately quantity of fill is 2,000 cubic yards. Import of structural fill is likely under proposed foundations. Fill will be provided from an approved source; however, it is unknown at this time. The project will utilize only clean fill.

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

It is possible that erosion could occur because of clearing and construction. However, the project will comply with the City of Olympia's engineering requirements and best management practices will be applied to prevent erosion from occurring.

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

The site is approximately 36.7 acres and will be approximately 39% impervious after construction.

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

The project will meet or exceed the engineering design standards for erosion control and shall apply best management practices throughout the construction of the project such as silt fencing. All removed debris will be disposed of at an approved site.

2. Air [\[help\]](#)

- 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.

Types of emissions to the air would be those typical from construction equipment and dust from construction. Quantities are unknown but would be typical for a construction project. Following construction, automobiles and school busses will emit exhaust largely consistent with the existing use.

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

There are no off-site sources of emissions or odors that will affect this proposal.

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

Idling equipment will be turned off when not in use. Water trucks will be used to mitigate dust and will be used as necessary.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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.

Louise Lake is located approximately 4,000 feet away from the project parcel to the west. A Wetland has been identified by Thurston County Geodata as being located in the southwest portion of the parcel, which is a stormwater pond. Additionally, a wetland has been identified approximately 1,400 feet away to the west on the other side of Cooper Point Road.

- 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.

No

- 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.

There will be no fill and dredge material as part of this project.

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

The project will not require surface water withdrawals or diversions

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

According to the FEMA website, this project is not located within the 100 year floodplain. Additionally, this project, according to Thurston County Geodata, is not located in any floodway.

- 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.

This proposal does not involve discharges of waste materials into surface waters.

b. Ground Water: [\[help\]](#)

- 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.

Groundwater will not be withdrawn from a well for drinking water or other 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 anticipated discharges into the ground from septic tanks or other sources.

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 runoff from the proposed parking lot will be collected and treated within a below-grade water quality filter system. Stormwater runoff from the proposed roof and sidewalks along the treated parking lot runoff will be conveyed to the existing stormwater detention system located southwest of the existing high school. Stormwater runoff then exits the site to the south and enters the City's stormwater conveyance system.

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

It is possible that waste materials can enter ground or surface waters but is not proposed or anticipated. However, the project will meet or exceed all engineering and design standards of the City to prevent the possibility of waste materials 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 project as proposed does not alter or otherwise affect drainage patterns in the vicinity of the site.

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

The project will meet or exceed all engineering design standards and employ best management practices.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

___deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__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?

Grasses and shrubs will be removed during grading. Some trees may need to be removed to accommodate construction of a pedestrian trail required by the City of Olympia pursuant to the City's Engineering Design and Development Standards.

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

According to US fish and Wildlife Service Environmental Conservation Online System (ECOS) there are no critical habitats or endangered species known to be on or near the site.

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

New landscaping is proposed throughout the project site and includes trees, shrubs, and grasses. The use of native plants is proposed and is consistent with the City of Olympia landscaping requirements. Please see the landscaping plan for more details.

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

According to US Fish and Wildlife ECOS website there are no known noxious weeds or invasive species to be on or near the site.

5. **Animals** [\[help\]](#)

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 _____

According to Washington Department of Fish and Wildlife Priority Habitats and Species Report (PHS data) the listed species on or near the site are the Little Brown Bat and the Yuma Myotis.

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

The US Fish and Wildlife Service Information for Planning and Consultation IIPaC lists that the Marbled murret, Streaked Horned Lark, Yellow-billed Cuckoo, and Bull Trout are potentially affected by activities in this location

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

Migration routes exist near the site, Washington is within the Pacific Flyway route.

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

Native landscaping will be planted as part of the project.

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

According to the eddsmaps.org website, there are no known invasive animal species known to be on or near the project site.

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The project once constructed will use electricity and natural gas for heating and lighting.

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

No.

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:

Construction energy needs will meet or exceed Washington State Energy Codes.

7. Environmental Health [\[help\]](#)

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.

According to the Washington State Department of Ecology there are no known or possible contamination at the site from present or past use.

- 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.

There are no known existing hazardous conditions that will affect this project. According to the National pipeline Mapping System there are no underground pipelines located within the project area.

- 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.

The only toxic or hazardous chemicals that could potentially be stored or used at the site will be associated with the science/chemistry educational curriculum, which is carefully regulated by the State. No other toxic or hazardous chemicals will be stored on the project site.

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

None required.

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

Proper safety procedures for handling chemicals will be reviewed with students in the science classes. If any contamination is discovered during construction, the Department of Ecology will be notified immediately and testing will be conducted.

b. Noise

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

Noise is currently produced from traffic throughout the campus, sports activities, and adjacent roads. Some campus building's heating and air handling systems may produce noise outside of buildings.

- 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 noise (heavy equipment, framing structures, etc.) would occur during hours permitted by the City of Olympia (per OMC 18.40.080 Protection Standards). Long-term noise associated with the project are noises associated with campus buildings and performing arts activity, outdoor sports activities, and vehicle traffic and should be minimal and is not expected to increase over existing noise from the high school campus.

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

Construction will be limited to normal working hours as prescribed by the City of Olympia Ordinance so nearby residences should not experience long-lasting adverse noise impacts. During construction, vehicles and machines not in use will be turned off. Stationary equipment will be located away from receiving properties, and portable noise barriers around stationary equipment may be erected. Contractors will be instructed to maintain all equipment and to avoid unnecessarily loud noises. During school operations, busses are turned off during pick-up and drop-off times to limit noise caused by idling.

8. Land and Shoreline Use [\[help\]](#)

- 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 high school campus currently has multiple permanent and temporary buildings, parking, and recreational fields on it. To the north of the campus is Conger Avenue with single family residential houses across the street. To the west is Cooper Point Road with the City of Olympia Grass lake Park across the street. To the south are commercial businesses. And to the east are single family and multifamily residential units.

- 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?

No

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

No

- c. Describe any structures on the site.

The high school campus has both permanent buildings and portable buildings totaling approximately 240,000 square feet. The main building consists of a mix of both a two-story structure and as well as single story wings.

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

Some demolition of the main structure (walls) will be removed to attach the new structure to the existing structure. The project will not remove square footage from the building. All demolition will comply with Olympic Region Clean Air Agency regulations.

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

R 4-8

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

Low-Density Neighborhoods

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

N/A

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

Louise Lake is located approximately 4,000 feet away from the project parcel to the west. A Wetland has been identified by Thurston County Geodata as being located in the southwest portion of the parcel, which is a stormwater pond. Additionally, a wetland has been identified approximately 1,400 feet away to the west on the other side of Cooper Point Road.

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

There is not housing proposed as part of the project. The proposed addition will increase existing capacity at the high school by 84 students (from existing 1,496 student capacity).

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

None

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

N/A

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

The project is subject to a conditional use permit and will be assessed to determine the project compatibility with the existing and projected land uses.

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

N/A

9. Housing [\[help\]](#)

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

None. There is no housing associated with this project.

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

No housing units will be eliminated.

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

N/A

10. Aesthetics [\[help\]](#)

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

The tallest height is 53 feet at the _____. The building materials will be metal paneling, glazing, CMU Veneer, and refinished stucco.

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

None anticipated.

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

The project is designed to comply with the zoning height requirements and with all zoning and engineering development standards. The proposed design will be submitted to and reviewed by the Olympia Design Review Board.

11. Light and Glare [\[help\]](#)

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

Lighting consistent with the campus lighting and security standards will be employed. Lighting will mainly occur during the evening hours in parking areas and when the campus is operational. The City's required pedestrian trail may include lighting (though the District is requesting a deviation from the lighting requirement).

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

No

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

Light is currently produced from vehicles visiting the campus in the evening hours as well as lighting from existing campus buildings. To the north and east residential lighting from houses.

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

The light produced from the completed project is not expected to cause impacts, therefore no measures are needed.

12. Recreation [\[help\]](#)

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

Existing playfields at Capital High School. Grass Lake Park to the west, the high school campus has recreation facilities on site, Sunrise Park to the southeast, and Jefferson Middle School to the east.

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

The project will not displace any existing recreational uses.

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

Existing CHS playfields will remain.

13. Historic and cultural preservation [\[help\]](#)

- 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.

According to the Washington Information System for Architectural and Archaeological Records Data (WISSARD) there are no structures or sites listed on the national or state 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.

According to the WISSARD Predictive Model, the project site shows a moderate risk for archaeological resources.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Washington Information System for Architectural and Archaeological Records Data (WISSARD) was used in August 2018 to assess and identify cultural and historic resources on or near the site.

- c. 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.

During construction all work will comply with the City of Olympia code regarding inadvertent discoveries of cultural resources. In the event that cultural resources are unearthed, construction will stop until an assessment and determination can be made. A Washington State Department of Archeology and Historic Preservation Plan, with relevant construction phase protocols, will be prepared as necessary.

14. Transportation [\[help\]](#)

- 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 site is boarded by Cooper Point Road and Conger Avenue. Access to the site is serviced by Conger Avenue. Access is proposed to remain the same with increased parking added to support the school. The site plan shows the proposal and the adjacent street system.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is currently served by public transit via bus route 45. The bus route serves Capital Mall, Conger Avenue, and Downtown Olympia. School related transit will continue to serve the site.

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

430 Existing (incl 10 ADA)

-118 Removed at start of project (incl 3 ADA) = 312 stalls

76 Built in first phase = 388 stalls (will need at least 1 temp ADA stall)

45 Built at completion = 433 stalls (incl replaced ADA stalls)

33 Built as alternate = 466 total parking stalls upon completion of the project.

- 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 City of Olympia requested that broken sidewalk panels within Cooper Point Road and Conger Avenue be replaced. The City of Olympia requires construction of a pedestrian trail on a portion of the school property and property owned by the City of Olympia along Bush Avenue NW as site access mitigation related to City of Olympia Engineering Design and Development Standards (EDDS) block requirements. The trail will be constructed to meet the requirements of the EDDS.

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

No

- 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 project will generate 115 total weekday PM peak hour trips. The volume of trucks will be minor and limited to box trucks for deliveries periodically throughout the week. The data or transportation models that were used to make these estimates came from the Institute of Engineers (ITE) Trip Generation Manual, 10th Edition.

- 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.

No.

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

The project will be required to pay a transportation impact fee contribution to the City of Olympia. The fee will be determined by the City of Olympia at the time of building permit phase. The City of Olympia requires construction of a pedestrian trail on a portion of the school property and property owned by the City of Olympia along Bush Avenue NW to as site access mitigation related to City of Olympia Engineering Design and Development Standards (EDDS) block requirements. The trail will be constructed to meet the requirements of the EDDS.

15. Public Services [\[help\]](#)

- 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.

The project is not anticipated to increase a need for public services. A fire protection system will be installed as part of the Performing Arts Center building's construction.

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

Fire protection system.

16. Utilities [\[help\]](#)

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

- e. 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.

Electricity and natural gas will be provided by Puget Sound Energy. Water, sewer, garbage, and recycling will be provided by the City of Olympia.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Brett Bures

Position and Agency/Organization Project Manager, SCJ Alliance

Date Submitted: January 2019

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.