East Division Elementary School
SEPA/Environmental Checklist

A) BACKGROUND

1) Name of proposed project:

East Division Elementary School

2) Name of applicant:

Mount Vernon School District

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

Suzanne Gilbert
124 East Lawrence
Mount Vernon, WA 98273

4) Date checklist prepared:

August through October, 2016

5) Agency requesting checklist:

Mount Vernon School District or
City of Mount Vernon

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

Phase 1 Spring 2017, Site clearing/grubbing and rough grading
Phase 2, Summer 2017-Summer, 2018, New School Building

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

One wing will be planned for expansion capabilities and locations for future portable classrooms are identified.

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

Wetland Assessment Delineation by the Jay Group
Drainage Report, by Semrau Engineering, June 2012
Wetland and Buffer Impact Assessment and Mitigation Plan by Graham Bunting Associates, September 2016
Phase 1 Environmental site Assessment by GeoTest, November 30th, 2012
Preliminary Stormwater Site Plan by Harmsen and Associates
Geotechnical report by MTC

9) Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no pending applications at this time. A Request has been made for an updated Preliminary Jurisdictional Determination from the Army Corps of Engineers, by Graham-Bunting Associates, Sept. 1, 2016. After City Approval, we will be making an application to Ecology for an Administrative Order to Fill Isolated Wetlands for impacts to Wetlands E and F.

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

City of Mount Vernon Master Plan application
City of Mount Vernon Building Permit

11) Give a 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 parcel that the building is proposed for is currently described as 15.23 acres. The new building is anticipated to be 2 stories, approximately 80,000 SF and designed to serve 500-600 students in grades K through 5. In addition, there would likely be 3,000-5,000 SF of covered play and/or waiting areas as well as parking for staff and visitors, hard and soft surface play areas, parent pickup and drop off circulation, bus pick up and drop off circulation, fire lane, utilities, drainage, landscaping, etc.

A tract "X", approximately .75 acres, will be the developed road providing ingress and egress from East Division street to the south. In addition there will be improvements made to the length east Division from tract X to Skagit Highlands Parkway to the west. Once completed this road will be dedicated to the City of Mount Vernon.

The adjacent 10 acres to the West is being used as part of the water management and buffer mitigation plans.

12) Location of the proposal. Please give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any. If a proposal would occur over a range of area, please provide the range or boundaries of the site(s). Please provide a legal description, site plan, vicinity map, and topographic map if possible. 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. (Indicate if maps or plans have been submitted as part of a permit application.)

The building parcel address is 5401 East Division Street and is located on the North side of East Division, East of Skagit Highlands Parkway. A typical route would include, from Downtown or Riverside drive; East on Fulton, South on 6th, East on Division, continue 3 miles to the site. Arterials feeding East Division include 15th, 18th, and La Venture.

B) ENVIRONMENTAL ELEMENTS

Earth:

a) General description of the site (underline one): flat, rolling, hilly steep, slope, mountainous, other.

Thickly forested, relatively consistent slopes of 0-6%, wetland areas.

b) What is the steepest slope on the site (approximate % of slope)?

The steepest slope is approximately 6%.

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, please specify and note any prime farmland.

Current soils on-site are classified as TOKUL, 0-8% gravelly loam. Hydrologic Group "C" per the Skagit County Soil Survey. Type 146.

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

None known.

e) Describe the purposes, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The site will essentially be cleared, grubbed, graded except for the location west of the drive through lane. There will be approximately 45,000 cubic yards of cut and 30,000 cubic yards of fill required. It is estimated that 15,000 CY of waste will be removed from the site and 7,500 CY imported mostly for structural fill.

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

Erosion could occur as a result of construction. The existing site is currently very well vegetated. The removal of the majority of this vegetation for new construction will disturb the existing soils, providing a path to erosion. An erosion control plan will be prepared, and the current DOE approved Best Management Practices will be implemented, to minimize and prevent erosion and sediment transport.

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

Approximately 29% of the site will be covered in impervious surfaces.

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

Best management practices as defined by the Department of Ecology and the City of Mount Vernon will be implemented during all stages of construction, and will remain in effect until construction is complete and the site has been stabilized.

2) Air:

a) What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, and when the project is completed? If any, generally describe and give approximate quantities known.

During construction, typical emissions from construction vehicles and employee's vehicles will result. Upon completion of the project, air emissions to be expected are typical for an elementary school; from natural gas equipment and gas or diesel fueled vehicles, both bus, passenger and delivery.

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

None known

c) What are the proposed measures to reduce or control emissions or other impacts, if any?

Specifying efficient mechanical equipment for the building and proper maintenance of school district vehicles. Plant significant vegetation.

3) Water:

a) Surface:

1) Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, associated wetlands)? If yes, describe type, provide names, and if known, state what stream or river it flows into.

There are currently Category 2 and 3 wetlands on the site. They are depressional, saturated and some are seasonally inundated. Wetlands on-site and in the vicinity are delineated, surveyed and recorded with the Skagit County Auditors office. Wetland names associated with this project are A-AA, B, C, E, F, H, J, K, L.

2) Will the project require any work over or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

Yes, the proposed detention pond and a portion of the parking areas will be constructed within 75' of an existing Category 2 wetland, and direct, unavoidable impacts to two Category III wetlands (Wetlands E & F) are required in order to maintain City road standards.

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.

Unavoidable direct impacts to a portion of Wetland E and Wetland F are anticipated to cause indirect impacts to all of Wetland E and F (1,576 sf & 1,444 sf respectively) totaling 3020 SF and are proposed to be filled with approximately 222 cubic yards of imported gravel.

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

No withdrawals or diversions are proposed.

5) Does the proposal lie within a 100-year floodplain? Note location on the site plan, if any.

No.

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:

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

No.

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.

None.

c) Water runoff (including storm water):

1) Describe the source of runoff and 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, please describe.

Stormwater runoff from developed areas will be collected, conveyed to bio-retention or wet pond treatment facilities for runoff treatment and then directed to detention facilities for runoff control and release. There will be two systems, one from the school site itself and a portion of the access in Tract

X and the other for the southern portion of Tract X and the frontage improvements along E Division Street. Design and calculations is proposed to meet the requirements of the 2012 Stormwater Management Manual for Western Washington

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

None anticipated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe

Currently runoff sheetflows to the various on-site wetlands. It is the intention of the design to maintain this flow path to the various wetlands though the exact discharge point to the critical areas might differ from the existing condition. Ultimately, storm water will leave the area using the same downstream system in which it currently flows. See preliminary drainage report for more information.

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

DRAINAGE PLAN DESCRIPTION

The site has been divided into two basins for evaluation of the existing condition runoff. They are the School Site Basin and the Frontage Road Basin.
SCHOOL SITE BASIN The School Site basin stormwater runoff the site will be collected, treated in bioretention facilities, then conveyed to a detention pond. The runoff from the paving areas will generally sheet flow into one of six bioretention cells, or be conveyed to one by curb or catch basin and pipe. The roof runoff and portions of the paved play areas will flow to one of three bioretention cells. Most of the field runoff and some of the paved play area runoff will be collected and conveyed to the detention pond. To maintain wetland hydrology, it is anticipated that some of the developed area will be collected, conveyed and discharged to the wetland buffer.

FRONTAGE ROAD BASIN

The Frontage Road basin runoff will be collected and conveyed to a detention-wetpond for treatment and detention prior to being discharged to the large onsite wetland system.

WATER QUALITY MEASURES

Following is a list of the proposed construction water quality BMPs. See MR 3: Water Pollution Source Control for more information. The proposed BMPs are as follows:
BMP C101, Preserving Natural Vegetation BMP C103, High Visibility Fence BMP C105, Construction Entrance BMP C106, Wheel Wash
BMP C107, Construction Road/Parking Area Stabilization BMP C120, Temporary and Permanent Seeding BMP C121, Mulching BMP C123, Plastic Covering
BMP C125, Topsoiling/Composting BMP C130, Surface Roughening BMP C140, Dust Control BMP C150, Materials On Hand BMP C151, Concrete Handling BMP C152, Sawcutting and Surfacing Pollution Prevention BMP C153, Material Delivery, Storage and Containment BMP C154, Concrete Washout Area
BMP C160, Certified Erosion and Sediment Control Lead BMP C200, Interceptor Dike and Swale BMP C201, Grass-Lined Channels BMP C207, Checkdams
BMP C209, Outlet Protection BMP C220, Storm Inlet Protection

DETENTION SIZING

Flow control will be provided by two open ponds that will detain runoff to match the existing condition flow durations per the streambank protection standards of the DOE Manual. See Minimum Requirements #6 & 7 for additional information.

CONVEYANCE CALCULATIONS

SCHOOL SITE BASIN The primary conveyance of runoff will be sheet flow in the parking areas and downspout collectors for the building. Where necessary catch basins and pipe will collect and convey runoff, but these will be kept to a minimum. The bioretention underdrains and overflows will be collected and conveyed in a pipe network to the detention pond.

FRONTAGE ROAD BASIN

A piped conveyance system will be installed along the E. Division Street then to the detention pond. Conveyance calculations for both the school and frontage areas will be included in the final drainage report to be prepared for construction permits.

STORMWATER TREATMENT BMP'S

SCHOOL SITE BASIN The runoff from the new parking and access drive will flow to bioretention cells for treatment. Bioretention facilities will also be provided for the roof runoff per DOE requirements. See Minimum Requirement #6 for additional information.

FRONTAGE ROAD BASIN

A combination detention-wetpond is proposed to provide for treatment of the runoff from the basin. It will be sized using WWHM3 per DOE requirements. See Minimum Requirement #6 for additional information.

PROTECTION OF WETLANDS

A Critical Areas Study has been done for the site and surrounding properties by Graham- Bunting & Associates. They have delineated several Category II and Category III wetlands on the south and eastern portions of the site. For additional information see Minimum Requirement #8 and the Critical Areas Study under separate cover.

OPERATIONS AND MAINTENANCE

The specific requirements for the ongoing operation and maintenance of the proposed storm water systems will be detailed in the final drainage report to be prepared for construction permits as part of Minimum Requirement #10.

4) Plants:

a) List types of vegetation found on the site:

deciduous trees including: alder, maple, aspen

evergreen trees including: fir, cedar, pine

miscellaneous native shrubs

miscellaneous wet soil plants including: cattail, buttercup, skunk cabbage

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

Approximately 10.5 acres of vegetation will be removed. New landscaping will be included in the proposed building project to replace.

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

None Known.

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

It is anticipated that extensive use of native planting would be part of the eventual landscape plan for this project. Some existing treed areas will be preserved.

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

None known

5) Animals:

a) Underline any birds and animals that have been observed on or known to be on or near the site:

birds; hawks and other raptors, miscellaneous native and migratory songbirds
mammals; deer,
fish; none

b) List any threatened or 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, along with most of the Puget Sound Region, lies within the western flyway for migratory birds. No specific migration route is known.

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

Approximately 6 acres of on-site native trees and shrubs will be preserved as a Native Growth Protection Area. Cedar fencing and or signs will identify the boundary.

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

None known

6) Energy and Natural Resources

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

Electric and natural gas for heating, air conditioning and normal institutional use that would relate to a typical modern, elementary school. Some use of photovoltaics may be explored.

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

None anticipated.

c) What kinds of energy conservation features are included in the plans of this proposal? What are the proposed measures to reduce or control energy impacts, if any?

High efficiency LED lighting will be used throughout. High efficiency HVAC equipment and extensive day lighting and lighting controls will be specified. Passive solar designs will be considered as well as the possible use of limited photovoltaic. High R windows and doors will be used as well as increased insulation where practical.

7) Environmental Health

a) Are there any environmental health hazards, exposure to toxic chemicals, including risk of fire and explosion, spill, or hazardous waste, that occur as a result of this proposal? If so describe.

Only the normal risks one might associate with the construction and occupancy of an elementary school.

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

None has been detected.

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.

None known.

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.

None anticipated other than typical products routinely found at similar projects, i.e., paint, oil based finishes, gas/diesel fuel for vehicles, cleaning supplies, etc.

Describe special emergency services that might be required.

Emergency access for fire or injury similar to what might be required for similar facilities.

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

Minimizing (through specifications) such materials used both during construction and occupancy. The contractor will be held to a "green" level of construction and the school district to a likewise "green" level of product usage during occupancy.

b) Noise

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

Noise in the area is minimal as it is surrounded by residential lots and undeveloped land. On-site measurements during school hours included noise events from small aircraft, trains in the distance, and some vehicle traffic.

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.

The main sources of noise for schools is vehicle and bus traffic before and after school, a secondary source of noise is children playing on the playground during after lunch and afternoon recess. Recesses at similar schools in Mount Vernon School District last for 70 minutes after lunch (usually from 11:35 AM to 12:45 PM) and afternoon recess from 2:10 PM to 2:40 PM. Other than these preset hours the school yard will be similar to any city or state park with respect to noise from normal use and play by the community.

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

The design of the school, playground, and play areas will consider noise transmission to ensure that school activities meet the City of Mount Vernon Municipal Code (9.28.060 Environmental sound levels – Quantitative standards) to nearby residents. This will be satisfied through a holistic design approach to the outdoor areas, which will include landscaping, fencing and other playground equipment design considerations.

8) Land and Shoreline Use

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.

Subject property is third or 4th growth forest, never developed. Adjacent properties are zoned residential. It is more common than not to find residential and educational facilities that share boundaries. Noise and traffic impacts can and will be addressed as needed and as noted in this report elsewhere.

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?

None known.

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:

None anticipated.

c) Describe any structures on the site.

None.

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

No.

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

The property is currently zoned P Public .

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

P Public.

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

None.

h) Has any part of the site been classified as critical areas? If so, specify.

Yes, there are existing wetlands.

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

500-600 kids and 70-80 staff

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

None

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

None anticipated

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

This site was short platted and had its zoning changed specifically to accommodate an elementary school.

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

None anticipated

9) Housing

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

No housing will be provided.

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

None.

c) What are proposed measures to reduce or control housing impacts, if any?

None.

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?

Building height will likely be > 35- and < 50-. Exterior materials could include, metal, cement board, brick/block, stucco.

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

Existing forest views will be replaced by a well designed building and extensive landscaping.

c) What are the proposed measures to reduce or control aesthetic impacts, if any?

Appropriate designs, major building setbacks, fencing and landscape buffers between neighboring properties.

11) Light and Glare

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

This project will not include field lighting. Exterior lighting will be of the "cut off" type (short distance throw) and be on a time clock so as to minimize after hours light levels. No lighting is anticipated to spill beyond the site.

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

Not anticipated.

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

None anticipated.

d) What are the proposed measures to reduce or control light and glare impacts, if any:

Setbacks, building overhangs and landscaping as well as low level exterior lighting. This project will not include field lighting. Exterior lighting will be of the "cut off" type (short distance throw) and be on a time clock so as to minimize after hours light levels. No lighting is anticipated to spill beyond the site.

12) Recreation

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

Walking paths and trails.

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

None anticipated.

c) What are the proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Included in the project will be a multipurpose playfield not anticipated for after typical school day use. Connections with other nearby walking paths and trails will be explored.

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.

There are no buildings or structures located on or near the proposed elementary school project area that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers. One historic period archaeological site (Temporary No. 20160815, 45SKXXXX) is located within the project area. Site 45SKXXXX consists of early to mid-20th century historic debris dumped north of East Division Street. This site is recommended not eligible for listing in 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.

One historic period archaeological site (Temporary No. 20160815, 45SKXXXX) is located within the project area. Site 45SKXXXX consists of early to mid-20th century historic debris dumped north of East Division Street. This site is recommended not eligible for listing in national, state, or local preservation registers.

Northeast and outside the project area lies Big Rock, which is considered a sacred place by local tribes. It is an important location in the legend of the Star Child of the Skagit Valley Indians, a legend describing the origin of the sun and moon. In the legend a girl, the mother of the Star Child, descends from a land above the sky on a rope. As she reaches the ground she lands on a hill, and her sister, still high above in the land above the sky, drops the rope. As the rope falls it coils to form Big Rock, which the Indians called Yud-was-ta, meaning "heart" or "of the heart". It is alternately said that the coiled cedar sapling rope sits atop Big Rock. Big Rock will not be directly or indirectly impacted as a result of the proposed new elementary school.

Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) recently completed a cultural resources survey for the proposed new elementary school in August 2016. The survey covered 16 acres and included the excavation of 52 shovel test probes. No precontact archaeological material was identified during the pedestrian and subsurface surveys. One historic period archaeological site, described above, was documented during the survey. A copy of the cultural resources survey technical report is accompanying this SEPA checklist.

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.

Amec Foster Wheeler archaeologists conducted an intensive cultural resources survey of the proposed new elementary school project area in August 2016. A copy of the technical report will be submitted to the Washington State Department of Archaeology and Historic Preservation (DAHP) and affected Native American tribes for review. If any comments on the report are received from DAHP and/or tribes, a final version of the technical report incorporating their comments will be completed. Based on the findings in the preliminary technical report, it is not expected that there will be substantive comments regarding the review.

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 proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. The one historic period archaeological site documented within the project area is recommended not eligible for listing in national, state, or local preservation registers. To the extent DAHP or any affected tribe identifies the need for additional mitigation, the District will evaluate and consider such mitigation as a part of project implementation.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The primary street access for the site will be a new public street extending north from E Division Street at approximately the location of Lee Lane. Emergency vehicle access will be provided from Monarch Blvd to the north of the site. Primary access routes to the site include Skagit Highlands Parkway to the north, Mount Vernon/Big Lake Road to the east, Waugh Road and E Division Street to the west.

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?

Skagit Transit Route 305 is the nearest transit route to the site with a stop on E Division Street west of Skagit Highlands Parkway at Fire Station 3. Hourly weekday service from 8:20 AM to 5:43 PM is provided to Skagit Valley College and E College Way connecting routes. Weekend service is provided hourly for similar hours.

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

The proposal will add approximately 90 vehicle parking stalls and 10 bus loading stalls. The current site is vacant, no parking stalls will be eliminated.

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 proposal will require the construction of a new public street generally to the north of Lee lane from E Division Street to the site access. E Division Street will be improved to its ultimate configuration on the north side of the centerline including sidewalks from the site access to Skagit Highlands Parkway. The configuration of the intersection of the new public street and E Division Street will be established during the concurrency review.

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

The proposal will not use nor is it located in the 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 non passenger vehicles). What data or transportation models were used to make these estimates?

Trip generation is estimated based upon an assumed enrollment of 550 students. The completed project will generate 710 daily vehicle trips including approximately 25 school bus trips per day. Truck trips will be minimal and are included in the daily vehicle trip rate estimate and will include supply deliveries and solid waste pick up. Peak hour trip generation estimates are based upon traffic count data collected Madison Elementary school and the latest edition of the ITE Trip Generation Manual.

Trip Gen	Quantity	Units	AM Peak Hr						PM Peak Hr					
			Rate	%in	%out	IN	OUT	TOTAL	Rate	%in	%out	IN	OUT	TOTAL
Worksheet	550	students	-	-	-	257	201	458	-	-	-	90	98	188
ITE Rate (peak of generator)	550	students	0.45	55%	45%	136	111	247	0.28	45%	55%	69	85	154
ITE Rate (peak of adjacent street)	550	students	0.45	55%	45%	136	111	247	0.15	49%	51%	40	42	82
June 2016 Vehicle Trip Rate*	550	students	0.66	55.1%	44.9%	200	163	363	0.126	51.50%	48.50%	36	34	70

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 peak traffic volumes of the project occur before the PM peak hour which is generally the most congested period of the day. Peak AM and Afternoon traffic impacts are minimized through the

provision of multiple non-motorized connections to adjacent residential developments and controlled vehicle access to E Division Street.
Afternoon vehicle queuing related to student pick-up is estimated at 800 to 900 feet in length and is generally accommodated on-site by utilizing the on-site parking aisles for queuing during peak periods. Queues could potentially spill onto the new access road, depending upon the ultimate location of the future roundabout. Queues are not expected to reach E Division Street.

15. Public Services

a) Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, mainly fire and police, as they relate to a typical elementary school.

b) What are proposed measures to reduce or control direct impacts on public services, if any.

The development will provide fire hydrant locations as required. The proposed building will be sprinklered and have appropriate warning devices and systems in place.

16. Utilities

a) Utilities currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, broad band.

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 that might be needed.

Sanitary sewer:
8" main extension from Monarch Ave to served the school.
8" extension along E Division St of approximately 1,300 feet.

Water main:
12" extension from Monarch Ave E Division and then along E Division to Skagit Highlands Blvd. Approximately 2,750 feet.
An 8" loop around the building of approximately 1,380 feet.

Storm:
12" & 18" extension along E Division and to the proposed detention pond of approximately 2,400 feet.

Power-Utility Service:
The new East Division Elementary School will be served at 480Y/277 Volts, 3 phase, 4 wire from Puget Sound Energy (PSE). Primary utility feeders will be routed from East Division Street to a pad-mounted, utility-owned transformer. The transformer will be located as close as practical to the service entrance switchboard. The secondary side of the transformer will be considered the utility point of service. An underground service lateral will be provided to the main switchboard in the main electrical room to serve the building load.

Telephone – Frontier
Cable – Comcast
Gas – Cascade
Refuse service – City Sanitation Dept.

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. Under penalty of perjury I swear that all information is true and correct.

Signature:_____

Suzanne Gilbert, Architect, Capitol Projects, MVSD

Date Submitted:_____