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MUKILTEO SCHOOL DISTRICT No. 6

ENVIRONMENTAL CHECKLIST

MUKILTEO ELEMENTARY SCHOOL REPLACEMENT PHASE I

October 2023

**Prepared by the Environmental Consultant
For the Mukilteo School District No. 6**



*Effective team solutions in project management, environmental and land use permitting,
civil engineering, and wetland resources.*

Project

Mukilteo Elementary School – Replacement Phase I

Applicant

Mukilteo School District No. 6

Shelly Henderson, Director of Capital Projects

Environmental/Permitting Consultant

Laura S. Brent, AICP

October 2023

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Appendix A: Legal Description



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.

(WAC 197-11-960 1/23)

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

- 1. Name of proposed project, if applicable:** Mukilteo Elementary School – Replacement Phase I
- 2. Name of applicant:** Mukilteo School District No. 6
- 3. Address and phone number of applicant and contact person:**

Applicant: Mukilteo School District No. 6
Contact Person: Shelly Henderson, Director of Capital Projects
8925 Airport Rd
Everett, WA 98204
Phone: 425.356.1229
Email: HendersonSA@mukilteo.wednet.edu

Environmental

Consultant: Brent Planning Solutions, LLC

Contact Person: Laura S. Brent, AICP
P.O. Box 1586
Mukilteo, WA 98275
Phone: 425.971.6409
Email: lbrent@brentplanningsolutions.com

Architect: Huttelball + Oremus

Contact Person: Katie Pond, Principal
4010 Lake Washington Blvd
Kirkwood, WA 98033
Phone: 425.828.8948
Email: kpond@hoarch.com

4. Date checklist prepared: Checklist was prepared in October 2023.

5. Agency requesting checklist: The City of Mukilteo Planning and Community Development (City) is the agency with land use permit authority requesting the Environmental Checklist. The Mukilteo School District (District) is acting as the lead agency for environmental review and SEPA compliance for this project. This document has been prepared by Brent Planning Solutions, LLC (BPS) and has been reviewed and authorized by the District.

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

The current schedule proposes starting construction in the early summer of 2024 with an anticipated occupancy of December 2025. A future phase for the school replacement is dependent on future funding and dates are not known at this time. As a result, this Checklist addresses this proposed Phase I project only and requested permitting is only for this phase of development.

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

There is a Lot Line Adjustment (LLA) that is part of the project submittal to the City. This project is Phase I of the future replacement of the school. Additional phases would be dependent of the passage of a construction bond in 2026.

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

The following reports and information for the original proposal and the current proposal are incorporated by reference:

Pre-Application Meeting (CUP 2023-009).....City of Mukilteo
Technical Information Report for Storm Water
Management (September 15, 2023)..... Jacobsen Consulting Engineers
Updated Geotechnical Engineering Report (June 23, 2023).....GeoTest Services, Inc.
Wetland and Stream Assessment Technical
Memo (September 26, 2022)..... The Watershed Company
Project Design Narrative/Plans..... Huttelball + Oremus Architecture, Inc.
Landscaping Plans (Planting Plans)..... Weisman Design Group, Inc

Information in this Checklist is based on the referenced material as well as information on the project from the applicant, consultants and research information. All reports are incorporated into the environmental review by reference. This information is available for review electronically at the District.

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 other governmental approvals of other proposals that would have a direct effect on the subject proposal outside those directly associated with the land use submittal and those referenced in this document.

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

The following permits/approvals have been identified as possible permits for this proposal:

SEPA Determination/Compliance Mukilteo School District No. 6
 Conditional Use Permit (Administrative)..... City of Mukilteo
 Commercial Building Permit/Mechanical/Electrical/Plumbing/Inspections..... City of Mukilteo
 Fire Permits..... City of Mukilteo
 Public Works Permits City of Mukilteo
 Grading/Building Permits..... City of Mukilteo
 Stormwater Review City of Mukilteo
 Lot (Boundary) Line Adjustment City of Mukilteo
 Electrical Permit Review City of Mukilteo/L&I
 National Pollutant Discharge Elimination System (NPDES)..... Washington Department of Ecology
 School Plan Review Snohomish Health District
 Utility Extensions Various Providers

In addition, the proposal would be in compliance with the International Fire Code (IFC), International Building Code (IBC) and Mukilteo Municipal Code (MMC). Other permits may be identified during the review and permitting process. Information in this Checklist is based on the referenced material as well as information on the project from the applicant (District), consultants and research items.

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.

Mukilteo Elementary School was built in 1982. Permanent square footage is 41,727 and there are ten portable classrooms to accommodate a current enrollment of 520 students. The elementary school campus currently consists of three main buildings, six portable buildings, parking and bus drop-off areas, and associated playfields, sport courts, and hardscape surfaces. This project is part of the 2020 Bond Projects approved by voters and as stated on the District website, *“This project will include a master plan for an entire school replacement with additional capacity and determine what portion of the school can be replaced in Phase I as part of the 2020 Bond project. The district anticipates construction starting in Summer 2024 and completion in Fall 2025.”*

This construction project would be the first of a multi-phased construction project to fully replace the existing elementary school. The first phase of construction would relocate ten existing classrooms into a new building. The existing classroom space would no longer be used for student teaching space and would not

add any additional staff or student capacity to the site. The proposed Phase I expansion would be approximately 19,973 square feet. The proposed 1.9-acre redevelopment project consists of removing and reconstructing the northern portion of Parcel #00591100000102. The area that would be redeveloped currently consists of a playfield, wood mulch play area, and concrete walkways. Associated site improvements include a new building, new play areas, fire lane improvements, and new utility services to include a storm detention system.

As this project would not increase capacity, no additional parking spaces would be added or required at this time. The classroom area vacated after the new building is constructed would be used for storage or other non-student uses. The current parking capacity of the school is 84 spaces, 4 of which are accessible parking stalls.

There would be excavation and filling that would take place as part of the project. Earthwork necessary for construction would include approximately 15,503 cubic yards of cut and 5,167 cubic yards of fill needed for the project.

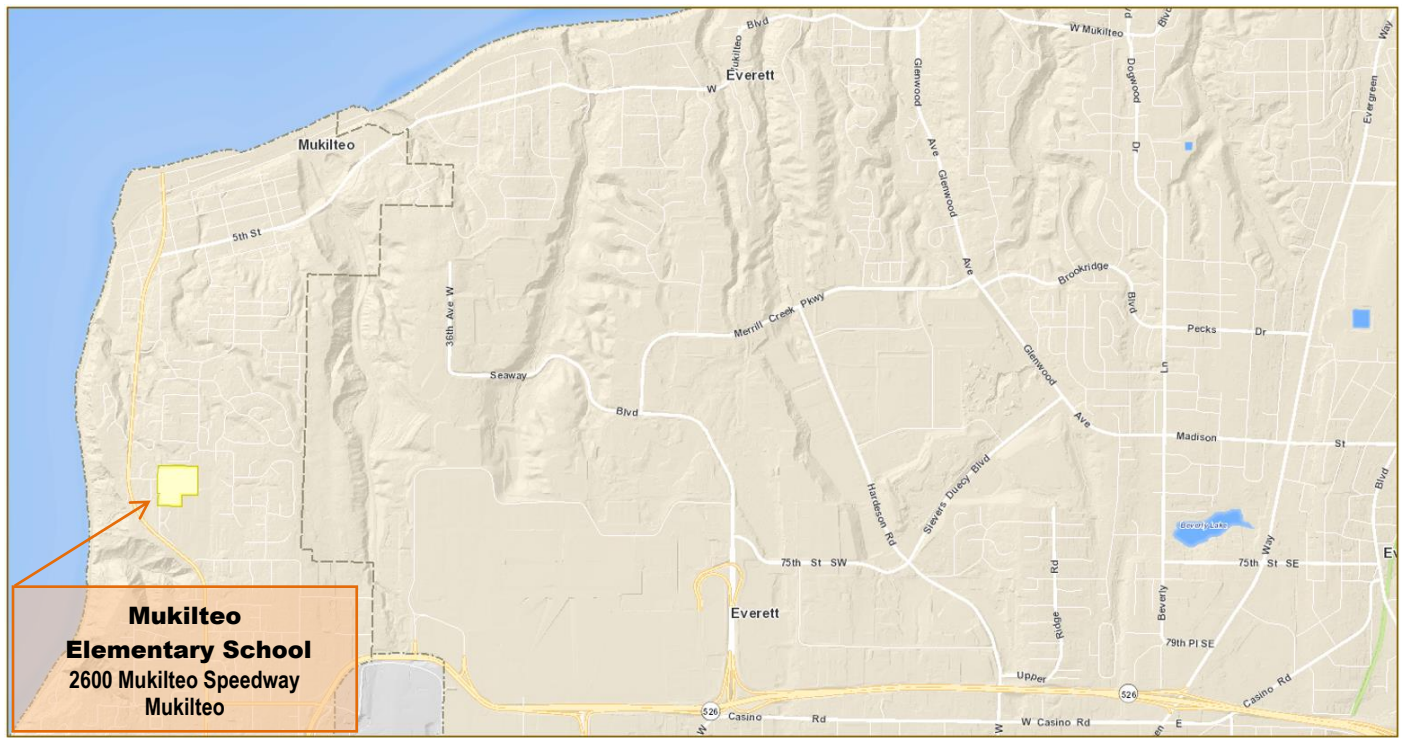
- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the 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.**

Mukilteo Elementary School, 2600 Mukilteo Speedway, is located directly to the north of Olympic View Middle School in the northern portion of the Mukilteo School District (District). The school is adjacent to a residential neighborhood with single-family housing to the north, east and west of the property.

The Mukilteo School District's property at this site is comprised of the following tax parcels:

Parcel Usage	Parcel Number	Size of Parcel
Mukilteo Elementary School	28040900102200	6.77 acres
Forested, Environmental Educ. & Stormwater Detention	28040900104200	1.79 acres
Fields and Track	00591100000102	11.42 acres
Olympic View Middle School	00591100000701	9.20 acres

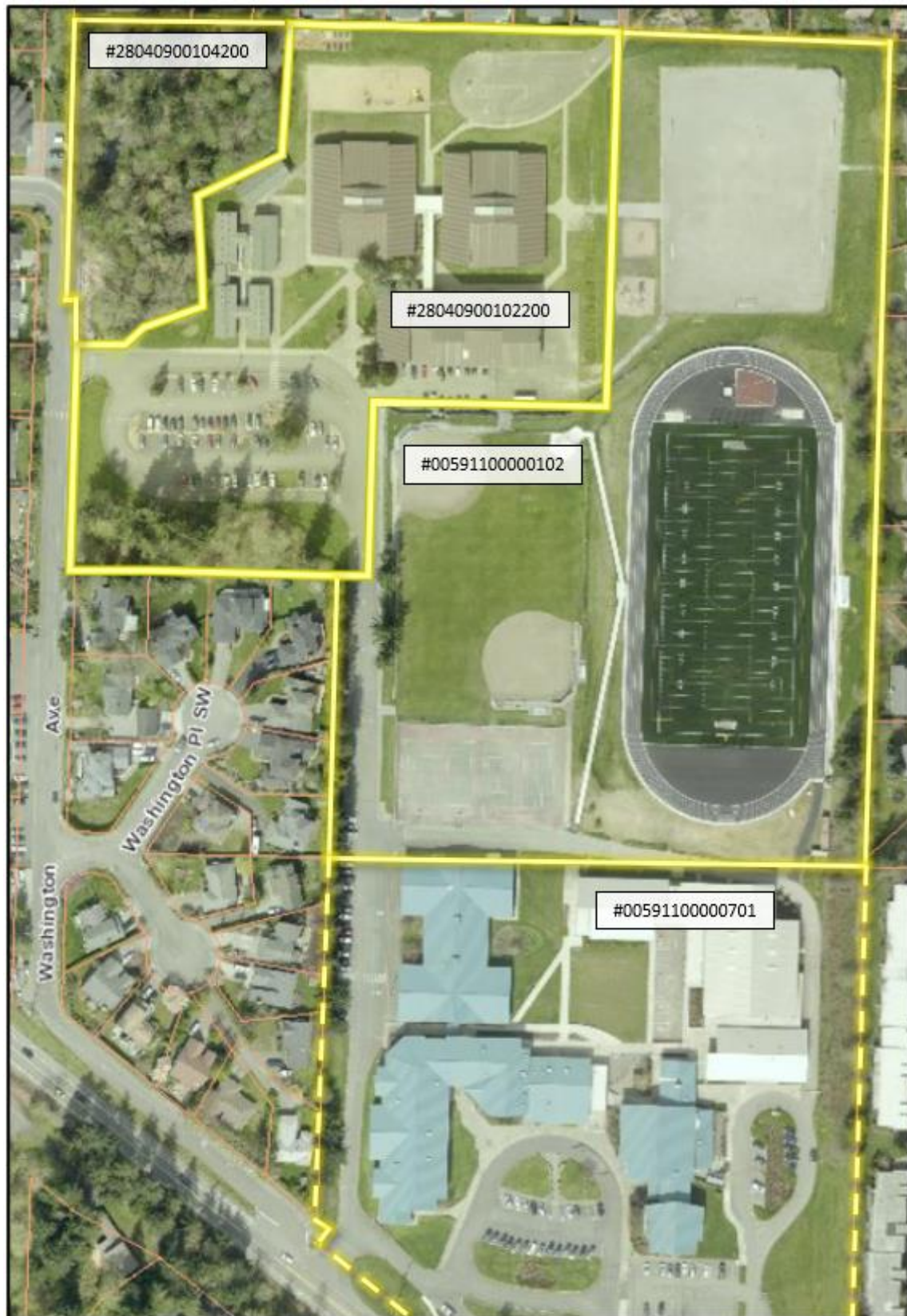
It is anticipated that this project would have a potential impact on two of the four parcels (#28040900102200 and #00591100000102). A lot line adjustment (LLA) is proposed for this project to move the parcel boundary line for #00591100000102, to create two lots (one associated with Mukilteo Elementary School and the other associated with Olympic View Middle School). After completing the proposed lot line adjustments, the existing project site parcels would total 11.33-acres and consist of the existing school building, parking lots, landscaping, sidewalks, hard and soft play areas, and athletic fields [see *Figure 1 – Vicinity Map*, *Figure 2 – Aerial Parcel Map*, *Figure 3 – Zoning Code Plan (Site Layout Plan)* and *Figure 4 – Overall (Landscape) Site Plan*].



Source: SCOPPI Map, 2023

Figure 1 – Vicinity Map

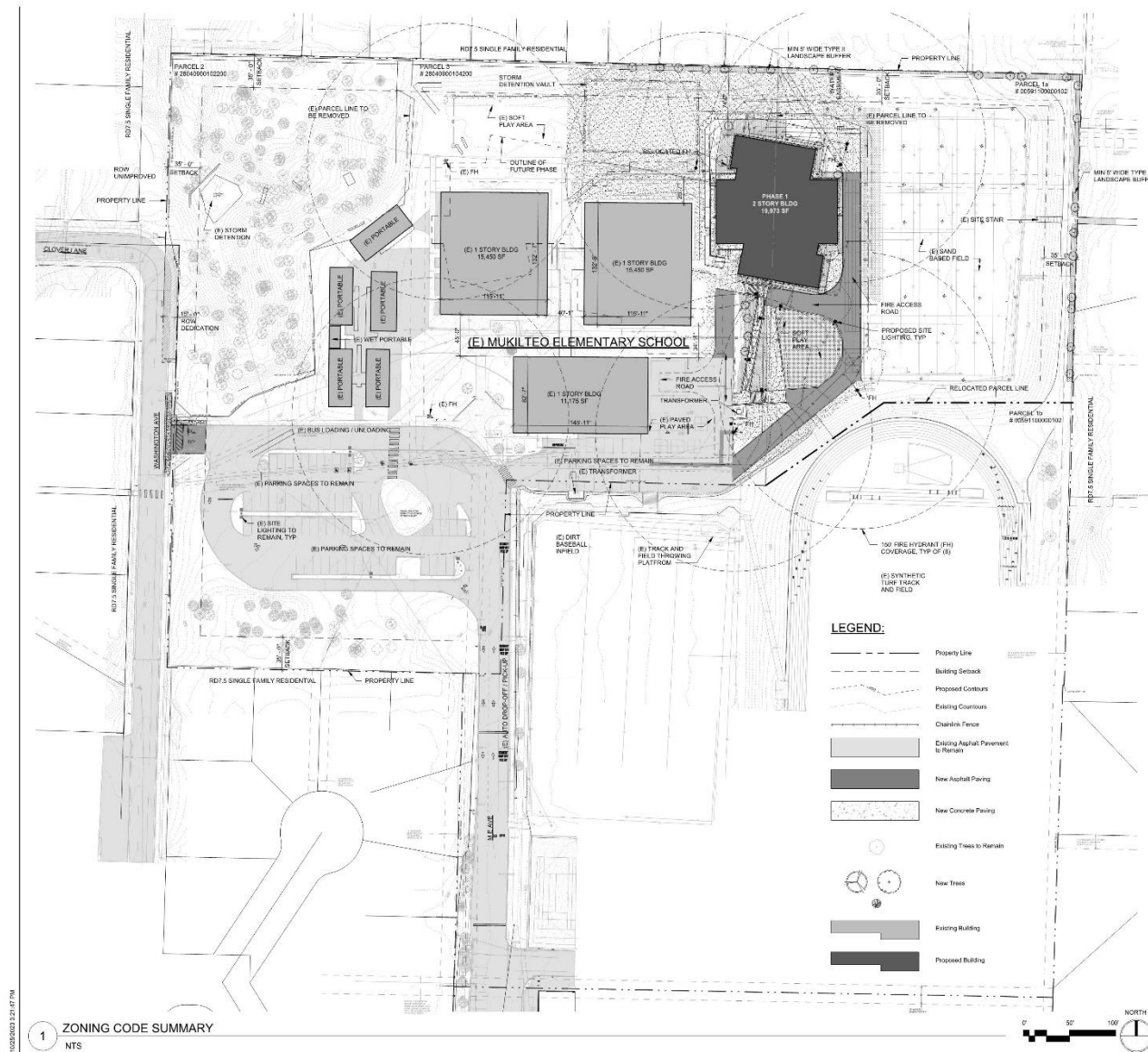




Source: SCOPPI, 2023

Figure 2 – Aerial Parcel Map





VICINITY MAP:



LEGAL DESCRIPTION:

PARCEL 1, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. 11A-2014-001, RECORDED UNDER RECORDING NUMBER 20140190001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.

EXCEPT THAT PORTION OF SAID PARCEL 1, LYING NORTH OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL 1, THENCE SOUTH 01° 45' 15" WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 403.24 FEET TO THE MOST EASTERLY SOUTHWEST CORNER OF PARCEL 3 OF SAID CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. 11A-2014-001, AND THE POINT OF BEGINNING, THENCE NORTH 87° 53' 15" EAST, A DISTANCE OF 143.74 FEET, THENCE SOUTH 88° 39' 47" EAST, A DISTANCE OF 215.78 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 1 THAT BEARS SOUTH 01° 45' 15" WEST, A DISTANCE OF 22.84 FEET FROM THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, SAID POINT BEING THE TERMINUS OF SAID LINE, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 2 AND PARCEL 3, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. 11A-2014-001, RECORDED UNDER RECORDING NUMBER 20140190001, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.

EXCEPT THAT PORTION OF SAID PARCEL 2, CONVEYED TO THE CITY OF MUKILTEO FOR RIGHT OF WAY, BY DEED RECORDED UNDER RECORDING NUMBER 2006000000000000, RECORDED OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF PARCEL 1, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. 11A-2014-001, RECORDED UNDER RECORDING NUMBER 20140190001, LYING NORTH OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL 1, THENCE SOUTH 01° 45' 15" WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 403.24 FEET TO THE MOST EASTERLY SOUTHWEST CORNER OF PARCEL 3 OF SAID CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. 11A-2014-001, AND THE POINT OF BEGINNING, THENCE NORTH 87° 53' 15" EAST, A DISTANCE OF 143.74 FEET, THENCE SOUTH 88° 39' 47" EAST, A DISTANCE OF 215.78 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 1 THAT BEARS SOUTH 01° 45' 15" WEST, A DISTANCE OF 22.84 FEET FROM THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, SAID POINT BEING THE TERMINUS OF SAID LINE, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, CONTAINING 374.70 SQ. FEET, MORE OR LESS.

LAND USE CODE CRITERIA:

Site Address:	2800 Mukilteo Seaway
City:	Mukilteo, WA 98275
Jurisdiction:	Snohomish County
Land Use Code:	Mukilteo Municipal Code
Parcel Number:	(PARCEL 2) 294, 638 SF, 6.77 AC (PARCEL 3) 78,531 SF, 1.8 AC (PARCEL 1) 497,408 SF, 11.42 AC
Site Area:	6.77 Acres (294,637 Sq Ft), 1.79 Acres (78,031 Sq Ft), 11.42 Acres (497,408 SF)
Hard Surface / Impervious Area:	Parcel 3, 2, & 1a: 11.33 Acres Existing Developed Conditions: 3.87 Acres (34.15%) Proposed Developed Conditions: 3.87 Acres (34.15%)
Parcel 1b:	8.59 Acres Existing Developed Conditions: 4.53 Acres (52.67%)
Parcel 2:	11.33 Acres Existing Developed Conditions: 7.48 Acres (65.85%) Proposed Developed Conditions: 7.00 Acres (61.85%)
Parcel 1c:	8.58 Acres Existing Developed Conditions: 3.85 Acres (44.88%)
Zoning Designation:	Mukilteo Zoning R07.5 Single Family Residential (7,500 SF minimum lot area) R-12 Single Use requires Conditional Use A Approval
Zoning Surrounding Properties:	R07.5 Single Family Residential - High Density
Use:	Elementary School (Public School)
Overall Campus Capacity:	Students: 520 Staff: 45 Total: 565
Parking:	Existing Parking: Spaces: 94 Existing ADA Stalls: 4 ADA stalls Existing Van Accessible Parking: 1
Allowable Bldg. Height:	30' - 0" (per MUC)
Proposed Bldg. Height:	27' - 0" (from average ground elevation)
Minimum Bldg. Setbacks:	Front: 35 Feet Rear: 35 Feet Side: 10 Feet One Side, 35 Feet the Other Side (per MUC)
Water & Sewer District:	Admiral Water & Wastewater District
Power District:	Puget Sound Energy
Fire District:	Mukilteo Fire Department

HUTTEBALL + OREMUS
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4010 LAKE WASHINGTON BLVD NE
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KIRKLAND, WA 98033
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Mukilteo Elementary School Replacement Phase 1

2800 Mukilteo Seaway, Mukilteo, WA 98275
Mukilteo School District No. 6



CUP SUBMITTAL

09.23.2023
PROJECT NUMBER: 210

Zoning Code Summary

CS.01

Figure 3 – Zoning Code Summary (Site Layout Plan)

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. **General description of the site: Circle or highlight one:** Flat, rolling, hilly, steep slopes, mountainous, other:

The existing Mukilteo Elementary School campus is split between two elevations. The sand playfield to the east is approximately 6' higher in elevation than the majority of the elementary school campus site. The parking lot and bus loop slope gently to the southwest. The northwest corner of the campus property consists of a stormwater feature utilized as an outdoor classroom.

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

A Geotechnical Engineering Report was prepared for the site and reference in this checklist. Information in this Checklist contains information directly from that report.

Slopes adjacent to the school property in proximity to the gulch are west and northwest facing and are approximately 20 feet tall. There is a steep slope in the northwest corner of the property in the "natural learning area." The slope appears to be approximately 20 feet tall with a slope between 20 and 30 percent; however, portions of the site that would be developed during this phase are less than 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.**

Geologic information for the project site was obtained from the *Distribution and description of geologic units in the Mukilteo quadrangle, Washington* (Minard, J.P., 1982) and from the *Geologic Information Portal*. According to these publications, geology within the vicinity of the project site consists of Recessional Outwash (map unit Qvr) and Till (map unit Qvt) originating from Pleistocene glacial periods. Recessional Outwash generally consists of well-drained, stratified outwash sand and gravel that was deposited by glaciofluvial processes originating from the stagnating and receding Vashon glacier. Prior to recessional deposition, glaciers advanced south to the vicinity of the project area and the depositional environment transitioned to a subglacial one. The height, weight, and horizontal velocity of the advancing and receding glaciers created a grinding-like, geologic, depositional environment, in which Till is created. These soils generally consist of glacially consolidated clays, silts, sands, and gravels, in which are non-sorted, matrix supported, and rest unconformably on older geologic units. Till can also typically be described as a concrete-like mixture of sediment that is very dense or hard due to very large glaciers overriding and densifying these soils during glacial advance and retreat. The contact between the Recessional Outwash and Till in the project area is difficult to map due to the varying amounts of fill that was brought in during the construction of the elementary school.



According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) *Web Soil Survey* website, two primary soils are present within the vicinity of the subject property. These soils are classified as Alderwood-urban land complex, 8 to 15 percent slopes and Everett very gravelly sandy loam, 8 to 15 percent slopes.

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

There does not appear to be visible indications of tension cracks or large-scale head scarps associated with slope stability.

Erosion Hazard Areas are defined by MMC 17.08 as follows: “Erosion hazard areas” means at least those areas identified by the U.S. Department of Agriculture National Resources Conservation Service as having a “severe” rill and inter-rill erosion hazard.

Based on the above MMC criteria, and the information in the Geotechnical Report, no Erosion Hazard Areas exist on site. Due to the generally low gradient of topography, vegetated areas are relatively flat, and preexisting buildings and facilities, the erosion potential for the site is estimated to be relatively low.

Per the City of Mukilteo Geological Sensitive Areas Map, the proposed development falls outside of the Landslide Hazard designation area. The City Map does not show any steep slopes on the property outside of the retaining wall along the western edge of the neighboring school’s play fields. Additional research identified that there is a steep slope in the northwest corner of the property in the “natural learning area.” The slope appears to be approximately 20 feet tall with a slope between 20 and 30 percent. However, it appears that there are no Landslide Hazard Areas within or 200 feet from the proposed development area.

Seismic Hazard Areas are defined by MMC 17.08 as follows: areas subject to risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, lateral spreading, or surface faulting. According to both the *Geologic Information Portal* and the *PDS Map Portal*, the subject property is mapped as having a “very low” potential for seismic liquefaction. According to the *Geologic Information Portal* and USGS, the nearest active fault trenches and mapped folds are located approximately two miles southwest of the project location as part of the Southern Whidbey Island Fault Zone. Based on the existing site conditions, proposed construction, and the local geology, the subject property does not contain any areas of a Seismic Hazard.

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.



There would be approximately 15,503 cubic yards of cut and 5,167 cubic yards of fill needed for the project (see **Figure 5 – Grading Plan**). Excess excavation not used on site would be transported to an approved site. Existing fill, organics, and loose/unsuitable portions of native soil (if remedial compaction is infeasible) would be removed and replaced with suitable Structural Fill.

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

Surface erosion may occur as a result of clearing and grading operations. Minor localized erosion may occur as a result of construction activities; however, it would not extend beyond the project limits. Use of on-site erosion control measures including, but not limited to, silt fencing, straw wattles, temporary construction entrance, catch basin inlet protection, and other standard construction erosion control practices, and seasonal limitations of construction would control potential on-site erosion.

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

After the proposed developed conditions, the elementary school site would have 38.15% of impervious surface.

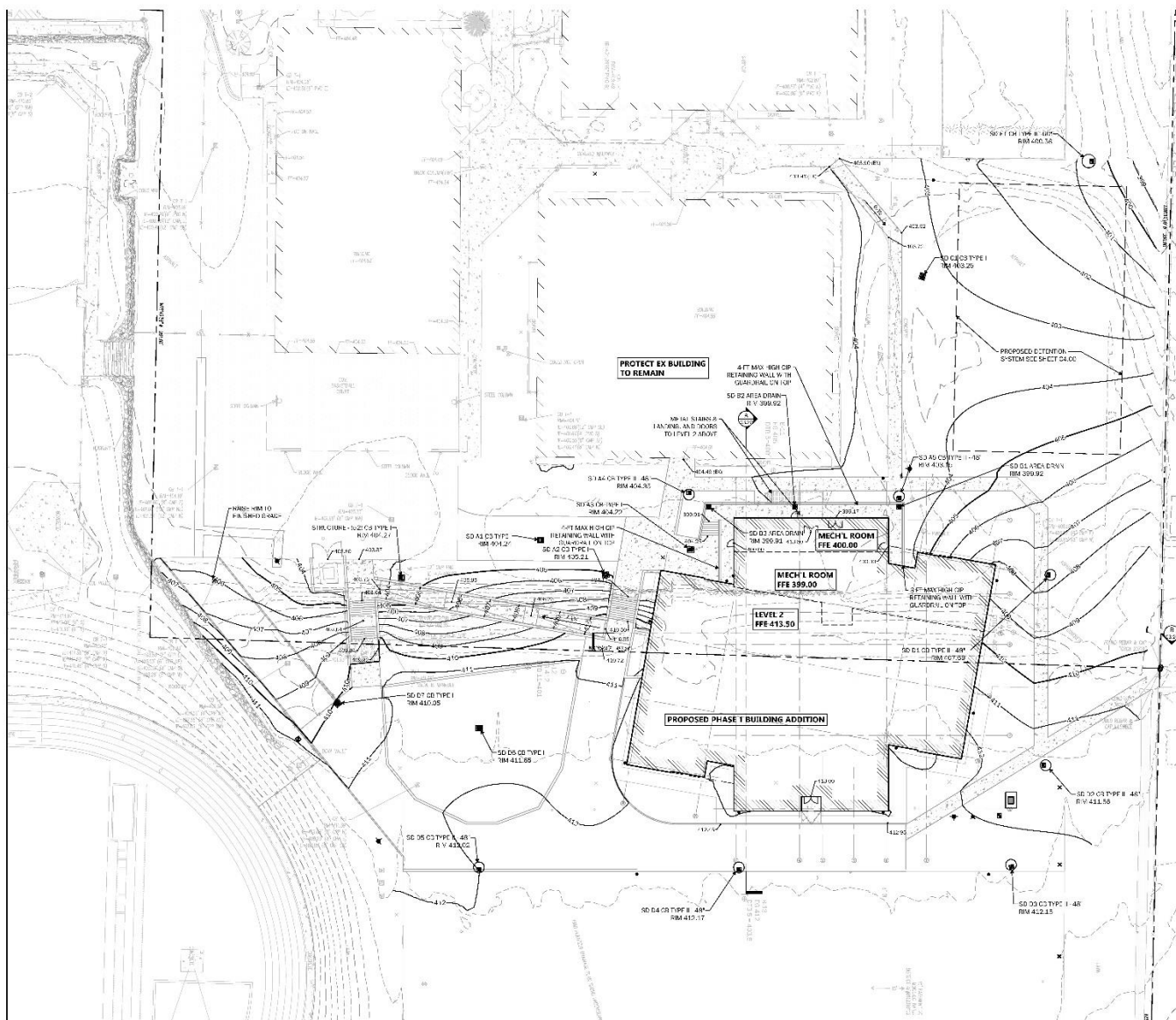
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Existing fill, organics, and loose/unsuitable portions of native soil (if remedial compaction is infeasible) would be removed and replaced with suitable Structural Fill. Overlying the Recessional Outwash and Till soils across much of the site is 1.5 to 8 (or more) feet of uncontrolled fill, with the thicker sections observed in the western portions of the project area. These fill soils are not suitable for shallow conventional foundation support as a result of the high percentages of debris and organics.

The Washington State Department of Ecology Construction Storm Water General Permit requires weekly Temporary Erosion and Sedimentation Control (TESC) inspections, turbidity monitoring and pH monitoring for all sites one or more acres in size that discharge stormwater to surface waters of the state. Incorporated into the plan are Best Management Practices (BMPs). The following BMPs are recommended in the Geotechnical Report and would be incorporated as needed.

1. All clearing and grading activities for future vegetation management will need to incorporate Best Management Practices (BMPs) for erosion control in compliance with current MMC codes and standards.
2. Appropriate silt fencing be incorporated into the vegetation management plan for erosion control.
3. On-site BMPs be implemented during vegetation management operations and practices. Areas of native vegetation left in place could also be enhanced by adding additional native plant species and/or other vegetation enhancements.





Call before you dig 8-1-1
 811 JACOBSON
 4070 LAM WASHINGTON BLVD NE
 SUITE 300
 BIRKENHEAD, WA 98003
 425.828.8948
 HONORS 12/24

HUTTEBALL + OREMUS
 architects

4070 LAM WASHINGTON BLVD NE
 SUITE 300
 BIRKENHEAD, WA 98003
 425.828.8948
 HONORS 12/24

LEGEND

PROPERTY LINE 1/4" = 10' 1/4" = 10'

CONSTRUCTION DETAILS 1/4" = 10' 1/4" = 10'

SECTION LINE 1/4" = 10' 1/4" = 10'

SPOT ELEVATION 1/4" = 10' 1/4" = 10'

GRADE BREAK 1/4" = 10' 1/4" = 10'

Mukilteo Elementary School Replacement - Phase 1

2020: Working Opportunity
 Knap-Boss v04.102/15

Mukilteo School District No. 6

2020: Working Opportunity
 Knap-Boss v04.102/15

Mukilteo
 School District No. 6

2020: Working Opportunity
 Knap-Boss v04.102/15

CUP SUBMITTAL

FD-77 (2017)
 PROJECT NUMBER: 001

GRADING PLAN

08/11/2020

C3.00

Figure 5 – Grading Plan

4. Removal of vegetation and trees without proper mitigation may increase the risk of failure for the surficial soils during periods of wet weather. Planting additional brush and vegetation within the subject site and in areas disturbed by excavation activities will help maintain near-surface slope stability by providing a stable root base within the near-surface soils.
5. Yard waste should not be dumped onto the top or face of existing or developed site slopes. Yard waste can retain water and cause slope instability.
6. Proper drainage controls have a significant effect on erosion. All surface water and any collected drainage water should not be allowed to be concentrated and discharged down the face of an existing steep slope. All collected stormwater should be directed to an appropriate collection system during vegetation management.

All areas disturbed by vegetation management operations should be protected to limit the potential for erosion as soon as practical during and after manipulation. Areas requiring immediate protection from the effects of erosion should be covered with either plastic, mulch, or erosion control netting/blankets. Areas requiring permanent stabilization should be seeded with an approved grass seed mixture, hydroseeded with an approved seed-mulch-fertilizer mixture or landscaped with a suitable planting design. Typical erosion control measures during vegetation management would be required. These measures can include high visibility fencing, downslope silt fencing, and a proper site entrance, based on City regulations.

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.**

The Puget Sound Clean Air Agency (PSCAA), in connection with the Washington State Department of Ecology (DOE), conducts air quality monitoring at numerous sites around Puget Sound. According to the 2017 Air Quality Data Summary from the PSCAA, over the last two decades, many pollutant levels have declined and air quality has improved within the region. There were times in 2017 where air quality was impacted by wildfire smoke. Achieving significant reductions in particulate matter is a top priority of the Agency. Not all County monitoring areas are in attainment with the standards for fine particle levels, which pose the greatest air quality challenge in our jurisdiction. Of the six criteria air pollutants monitored in the Puget Sound area, PM_{2.5} is associated with the most serious health effects. Auto/diesel emissions and wood burning smoke continue to be the focus for reduction by the PSCAA and DOE.

In 2021, the air quality health in Snohomish and King Counties was overall, most days, in the good air quality category with some moderate days. The few days that were observed as unhealthy for sensitive groups were related to wildfire smoke. Also, in September and October 2022, wildfires impacted the air quality. Because of the proximity of certain wildfires in the area, such as the Bolt Creek and White River fires,



the air quality in King and Snohomish counties deteriorated to levels classified as very unhealthy and hazardous. This year has also experienced poor air quality due to wildfires.

Construction would result in temporary, localized increases in pollutant emissions from construction activities and equipment. Dust from excavation and grading could contribute to ambient concentrations of suspended particulate matter. Emissions related to construction would be short-term and should not generate any significant air quality impacts.

Once the project is completed, the primary emissions sources would be from commercial/residential-based vehicles, school buses and traffic on the adjacent road system. The type and levels of those emissions would be similar to existing conditions, which would not be significant, and would not produce significant greenhouse gas (GHG) emissions.

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

Off-site sources of emissions or odor are mainly related to residential and commercial vehicular traffic on the adjacent roadways. There are also emissions and odors related to residential development adjacent to the site. Residential use can generate various types of air emissions due to activities such as heating, cooking, electricity consumption, and transportation. Certain residential activities, like cooking and waste disposal, can emit odorous compounds that might not necessarily be pollutants in the traditional sense but can still affect air quality. These emissions are not anticipated to affect the proposal.

These emissions are not anticipated to affect the proposal.

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

Strategies for controlling emissions during construction can help facilitate lower emissions. The use of construction equipment with modern engines that meet or exceed emissions standards facilitates lower emissions. Electric or hybrid machinery can also be considered for certain tasks. Implement dust control measures such as water spraying, dust screens, and enclosures to minimize particulate emissions from construction sites. Install exhaust filters and emission control devices on equipment to reduce pollutants emitted into the air.

Construction contractor(s) would comply with any air quality requirements. Contractor(s) would be required to take all reasonable precautions to avoid or minimize fugitive dust emissions during construction. With the required control measures in place, the potential from on-site construction air quality impacts are minimal.

There would not be an increase in site users or the number of buses serving the site, so no additional emissions or impacts are anticipated.



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.**

On September 2, 2022, the Watershed Company visited the Mukilteo Elementary and Olympic View Middle School property to identify any jurisdictional wetlands and streams. No jurisdictional wetlands or streams were found within or directly adjacent to the study area. A stormwater feature meeting wetland criterion is located in the forested northwest corner of the study area. The stormwater feature was intentionally created from non-wetland sites to detain stormwater from the adjacent school properties, and it does not meet the City's definition of a regulatory wetland.

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.**

There would be work within 200 feet of the stormwater feature, which is not a regulated wetland.

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 would not be any fill or dredge material in wetlands or surface water.

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

The proposal would not require water withdrawals or diversions. During construction there is the possibility of water ponding on the site. The site would be graded to prevent water from ponding in construction areas and/or flowing into excavations. Exposed grades would be crowned, sloped, and smooth drum-rolled at the end of each day to facilitate drainage. Accumulated water would be removed from subgrades and work areas immediately prior to performing further work in the area.

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

This property does not lie within a 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.**



There is the possibility of discharge of construction waste materials (such as sediments, fuel and oil and construction debris) being discharged into surface water. However, these possibilities would be controlled by implementing erosion and waste management control.

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 a general description, purpose, and approximate quantities if known.**

Groundwater would not be withdrawn as part of this project. Perched groundwater seepage should be anticipated during the wet season or after long periods of precipitation, atop soils with lower permeability, such as Till and uncontrolled fill consisting of a high percentage of fines. Perched groundwater conditions can occur and should be anticipated in these soil types. Perched groundwater occurs above the regional groundwater table in the unsaturated zone and typically occurs when loose, more permeable soil is underlain by harder, less permeable soil. The vertical movement of water through looser soils is restricted once a hard or less permeable soil is encountered. Perched groundwater conditions typically develop in the wet season or after extended periods of rainfall.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 would be no discharge into the ground from septic or other sources.

c. Water Runoff (including stormwater):

- a) 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 is located within the Goat Trail Ravine basin of the Puget Sound watershed. Stormwater from the project site flows northwest through the Mukilteo school area into a detention pond in the northwest corner of the school property before entering the City-owned/operated storm drainage system. From the detention pond water there are two drainage paths. The first stormwater flow path is water being taken offsite through Clover Lane within storm pipes under the street. After the water flows through Clover Lane, it connects underground to a pipe system in Mukilteo Speedway continuing to flow under the street before discharging through a culvert into Goat Trail Creek. The other path from the detention pond is through a stream named Clover Pl that is located on a parcel



owned by the City that is adjacent to the school property. This stream flows into a stormwater pipe system and flows under private property and connects underground into a pipe system in 19th Drive. Once in 19th Drive the stormwater flows towards Mukilteo Speedway where it reconnects with the other stormwater flow path from the school property. The stormwater discharges into Goat Trail Creek that eventually drains to a culvert in the Puget Sound.

Runoff from the site would be mitigated by a R-Tank detention system located northeast of the new school building. The detention system would be sized using an area swap where a portion of the proposed development and some existing surface runoff would be routed to the detention pipes.

The project would create 36,600 square feet of new impervious surface. As this project exceeds 5,000 square feet of new impervious surface, the project would be required to provide stormwater flow control for all new and replaced hard surfaces and converted vegetated areas. Stormwater flow control systems (also called detention systems) are a place to store potentially damaging peak stormwater from the impervious surfaces temporarily until the downstream pipes, creeks, and streams can safely carry the water away. The flow control system would be designed to mimic forested conditions as determined with runoff models approved by the permitting jurisdiction (City of Mukilteo). Stormwater from the redevelopment would continue to discharge to the existing storm system installed on-site.

Due to existing utility conflicts and elevation limitations, it is not feasible to route all stormwater from disturbed surfaces by gravity to the proposed flow control system. In order to meet the flow control requirements for the site as a whole, it is necessary to utilize a flow control area swap. Existing storm pipes would be intercepted as part of the proposed development and routed to the new detention system so that flow control requirements would be met.

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

There is the possibility of discharge of construction waste materials (such as sediments, fuel and oil and construction debris) being discharged into surface water. However, these possibilities are controlled by implementing erosion and waste management control.

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

Drainage patterns would not be altered. A portion of the proposed development would be routed to the detention system, and the bypassing areas would be accounted for by the area swap where an equivalent surface is available. The detention system would intercept existing sand field drainage and sheet flow from existing sidewalks and landscape.



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

The stormwater design for the project was based on the requirements set forth in the Department of Ecology 2019 Stormwater Management Manual for Western Washington (2019 SWMMWW). The flow control system would be designed to mimic forested conditions as determined with runoff models approved by the City. Stormwater from the redevelopment would continue to discharge to the existing storm system installed on-site. Stormwater runoff from the proposed development would sheet flow toward collection systems, which would discharge runoff to either a detention system or directly to the downstream point of connection. Conveyance systems were designed to convey the 100-year storm without overtopping any structure rims.

The project does not propose any pollution generating impervious surface, which does not exceed the threshold of 5,000 square feet of pollution generating impervious surfaces or three-quarters of an acre or more of pollution-generating pervious surfaces. Therefore, a water quality treatment system is not proposed or required for this project.

The project is subject to the NPDES permit and would be registered prior to construction. A Stormwater Pollution Prevention Plan (SWPPP) would be prepared for the project. The SWPPP addresses erosion, sedimentation and provides pollution controls during construction that also include a monitoring program for the effluent stormwater from the site, which is reported to the Washington Department of Ecology. Operation and maintenance activities, and storage and disposal at the construction site would be conducted to minimize the potential for contamination of stormwater runoff. Also, the Washington State Department of Ecology Construction Storm Water General Permit requires weekly Temporary Erosion and Sedimentation Control (TESC) inspections, turbidity monitoring and pH monitoring for all sites that are one or more acres in size that discharge stormwater to surface waters of the state. This project would comply with requirements of the TESC.

4. PLANTS

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation



The limits of the work area are shown on **Figure 3 – Zoning Code Summary (Site Layout Plan)** and the proposed landscaping is depicted on **Figure 4 – Overall (Landscape) Site Plan**.

The surrounding forested canopy is dominated by big-leaf maple (*Acer macrophyllum*), western red cedar (*Thuja plicata*), Douglas-fir (*Pseudotsuga menziesii*), western hemlock (*Tsuga heterophylla*), and red alder (*Alnus rubra*). Dominant understory vegetation consists of salmonberry (*Rubus spectabilis*), oceanspray (*Holcus discolor*), snowberry (*Symphoricarpos albus*), dull Oregon grape (*Mahonia nervosa*), evergreen huckleberry (*Vaccinium ovatum*), and western swordfern (*Polystichum munitum*). The forested property is comprised of several nature trails, active restoration area, and is used for environmental education.

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

The proposed 1.9-acre redevelopment project consists of removing and reconstructing the northeast corner of Parcel 00591100000102. The area that would be redeveloped currently consists of play field, wood mulch play area, and concrete walkways. Vegetation within the area of construction would be removed.

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

According to the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species on the Web* database, there were no threatened or endangered vegetation species identified on or known to exist adjacent to the site.

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

Landscaping would be replaced consistent with City landscaping requirements, which includes a 5-foot-wide Type II landscape buffer in areas and areas of coniferous/deciduous tree plantings, shrub and groundcover plantings. New landscaped areas would have irrigation.

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

It is likely that the existing site grass areas may include common lawn weeds, which includes dandelion, annual ryegrass (poa), knotweed, etc. Himalayan blackberry exists in various locations on-site. Regular grounds maintenance limits the occurrence of noxious weeds or invasive species on the site.

5. ANIMALS

a. List any birds and other animals that 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: crows/ravens
- mammals: deer, bear, elk, beaver, other: rodents, squirrels
- fish: bass, salmon, trout, herring, shellfish, other:

The surrounding urban area is home to various bird species such as: American Robin, black capped chickadee, northern flicker, cedar waxwing and sparrows. Mammals include squirrels, rats, and mice to raccoons, opossums, and rabbits. Amphibians include tree frogs, salamanders, snakes and turtles (wetland areas). Various insect and invertebrates such as bees, beetles and spiders would be found in the vicinity. Due to the urban build-out and activities at the existing schools only those species more tolerant of urban uses would be viewed on the site.

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

According to the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species On the Web* database, there were no threatened or endangered animal species identified on or known to exist adjacent to the site.

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

The project site is located along the Pacific Flyway, which includes Alaska, Arizona, California, Idaho, Nevada, Oregon, Utah, Washington, and those portions of Colorado, Montana, New Mexico, and Wyoming west of the Continental Divide. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or travelling to overwintering sites. There is no evidence that this site is of any specific value to migrating birds. Ducks, geese and various birds migrate over the area/region during various times of the year.

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

The existing stormwater feature may continue to provide habitat for wildlife for species more tolerate of urban uses.

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

A web-based query of the Washington Department of Fisheries and Wildlife (WDFW) Priority Habitats and Species (PHS) database was conducted for threatened, endangered and priority species and habitats. There were no threatened or endangered species identified on the subject site. There are areas of interest for priority species associated with off-site wetland systems.

There is limited use or potential for use for wildlife within the proposed development area due to the urban nature of the site and lack of habitat, as well as adjacency to school buildings. The existing landscaping on-site may encourage smaller species, more tolerant of urban activity, to use the site during times of limited activity on the site.



It is likely that within the entire school site area there are rats, mice, feral cats, etc. present on portions of the site; however, no specific species have been observed or documented in this particular part of the site. The highly used buildings discourage use by invasive species.

6. ENERGY AND NATURAL RESOURCES

1. 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 gas are available to the site and electricity would be used for heating and lighting of the school building.

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

The proposal does not affect the use of solar energy by adjacent properties. The height of the new building would be approximately 27'6".

3. 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.

There are energy conservation features included in the plans, which consist of the following:

Mechanical –

- The facility HVAC system would be served by a high efficiency VAV unit with integral heat recovery to ventilate and heat and cool the building. The facility heating and cooling plant is comprised of air-to-water hydronic heat pumps with an electric back-up boiler that supplements only on extreme low temperature days.
- There will be no fossil fuel use on the site.

Electrical –

- Interior and exterior lighting would be high efficiency LED and would be below the energy code requirements for this facility.
- Exterior lighting is full cutoff with minimal light spill off the property. This project would have zero light spill to adjacent properties.
- Lighting controls are wireless fixture based, which allows individual tuning and control of at least 90% of the fixtures to minimize energy use.
- Premium copper wound, high efficiency transformers are being used that beat DOE-2016 by 20%.



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 because of this proposal? If so describe.**

There are no known health hazards related to the proposal. Further, due to the public nature of the school facility, the District does facilitate a safety program and other functions to maintain a high level of environmental safety for their facilities.

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

There have been no known spills or 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.**

There are no hazardous conditions that would affect the project. Utilities would be extended or rerouted if needed due to the proposal, which would be consistent with safety and code required approval.

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.**

Petroleum fuels normally required for construction equipment and maintenance equipment would be used on-site and for this proposal. Within the greater school campus, there are no hazardous materials or chemicals that are used as part of the building, parking lot or landscaping on-going maintenance, nor would any be anticipated for this proposal.

4. **Describe special emergency services that might be required.**

Special emergency services would not be required for this proposal.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

Any ACMs identified in construction locations would be removed to the extent necessary to accommodate the planned areas' work. Removal would be conducted by properly trained personnel using appropriate protection, work practices, and engineering controls in accordance with WAC 296-62-077. A qualified asbestos abatement contractor licensed in the State of Washington would be employed to remove all such ACMs according to applicable local, state, and federal regulations.



Impact of painted surfaces with detectable concentrations of lead requires construction activities to be performed according to Washington State Department of Labor and Industries (L&I) regulations for Lead in Construction (not limited to WAC 296-155-176). Workers impacting lead containing paint would be provided the proper personal protective equipment and use proper work methods to limit occupational and environmental exposure to lead until an initial exposure assessment has been conducted. Handling of painted coatings that contain lead content must be in accordance with 40 CFR Part 745 Lead. Disposal of components that contain lead must be performed in accordance with WAC 173-303.

b. Noise

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

Existing noise generators are mainly those associated with nearby traffic, residential uses and activities associated with the existing school (heating, ventilation, and air conditioning (HVAC) systems and on-site traffic). On-site traffic would include school buses and drop-off vehicles arriving in the morning and afternoon. Staff traffic would arrive and park at the designated parking area. Buses would use the bus loop and drop-off/pick-up students west of the classrooms. These noise generators do not impact the operation of the school.

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 short-term increase and duration of noise levels would depend on the type of construction equipment being used and the amount of time it is in steady use.

The noise levels of heavy equipment from 200 feet from neighboring properties would range from 50 dB to 80 dB (will vary with distance). Noise generated by truck traffic and general construction activities would also be within this range.

For example purposes, at 200 feet from the area of construction, the equivalent sound level (Leq, a measure of long-term average noise exposure) for activities and equipment would be approximately the following:

<u>Activity</u>	<u>Range of Hourly Leq (in decibels*)</u>
Clearing	71
Grading	63-76
<u>Types of Equipment</u>	<u>Range of Noise Levels</u>
Bulldozer	65-84
Excavators	50-80
Dump Truck	70-82

* Decibels - The **decibel** (abbreviated **dB**) is the unit used to measure the intensity of a sound.



Levels would vary due to the type and usage of the equipment. Construction noises are only generated during those times of use and are usually of short duration for each activity.

Long-term noise created by the proposal is consistent with existing levels from playgrounds and recess playing, outdoor activities, school bells and potential HVAC systems. There would be no increase in traffic and school bus noise as a result of this proposal.

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

Construction noise impacts would be limited to hours of construction as regulated by the City. Impacts would be limited to construction and would be of short duration. MMC Chapter 8.18 Noise Control does outline construction noise under MMC 8.18.030 Exemptions, “(3) *The following shall be exempt from the provisions of WAC 173-60-040, except insofar as such provisions relate to the reception of noise within Class A EDNAs between the hours of 10:00 p.m. and 7:00 a.m.*”

Noise generated by the completed project would be consistent with the existing uses. Due to the existing area activity, and distance from nearby residential uses, there should be a minimal increase of noise within the area related to the proposal. WAC 173-60-040 states:

(2)(a) The noise limitations established are as set forth in the following table after any applicable adjustments provided for herein are applied.

EDNA OF NOISE SOURCE		EDNA OF RECEIVING PROPERTY	
	Class A	Class B	Class C
CLASS A	55 dBA	57 dBA	60 dBA
CLASS B	57	60	65
CLASS C	60	65	70

(b) Between the hours of 10:00 p.m. and 7:00 a.m. the noise limitations of the foregoing table shall be reduced by 10 dBA for receiving property within Class A EDNAs.

(c) At any hour of the day or night the applicable noise limitations in (a) and (b) above may be exceeded for any receiving property by no more than:

- (i) 5 dBA for a total of 15 minutes in any one-hour period; or
- (ii) 10 dBA for a total of 5 minutes in any one-hour period; or
- (iii) 15 dBA for a total of 1.5 minutes in any one-hour period.

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 project area currently contains Mukilteo Elementary School. The school is adjacent to a residential neighborhood with single-family housing to the north, east, and west of the property. Olympic View Middle School facilities border the south end of the property. The eastern portion of the project area contains dirt soccer and baseball/softball fields. North of the existing buildings are some impervious basketball courts and a playground. A parking lot and bus loop are located along the southwest end of the existing structures. An outdoor natural learning area is in the northwest corner of the property. Many of the areas throughout the school consist of impervious pavement, asphalt, or concrete.

- 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 because 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 school was constructed on site in 1982 and there are no active farmlands or forest lands in the vicinity.

- 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; there are no working farm or forest land uses in the vicinity.

- c. Describe any structures on the site.**

The elementary school campus currently consists of three main buildings, six portable buildings, parking and bus drop off areas, and associated playfields, sport courts, and hardscape surfaces.

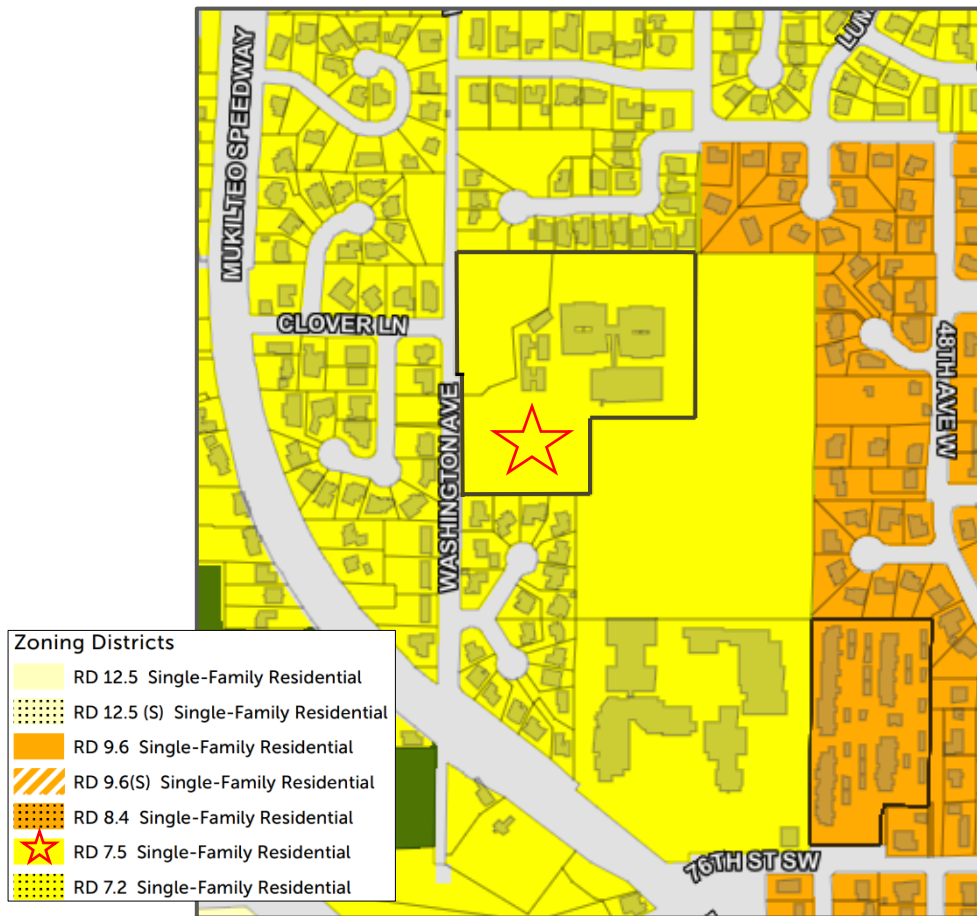
- d. Will any structures be demolished? If so, what?**

The students in the existing classrooms would be moved into the new building once it is completed. The vacated classroom space would not be demolished at this time but potentially at a later date. The space may be used for non-classroom use such as storage.

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

The school site is zoned RD 7.5 Single Family Residential (see *Figure 6 – Zoning Map*). The site is predominantly surrounded by residential (single-family) uses, with the exception of the middle school and associated fields located to the east/southeast of the subject site.





Source: Mukilteo Zoning Districts, 2023

Figure 6 – Zoning Map

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

The site is located within the northern area of the City. The school site is designated Single Family Residential – High Density (see **Figure 7 – Comprehensive Plan Map**). The area is predominantly designated Single Family Residential, with both high and medium density designations.



Source: MukMaps, 2021

Figure 7 – Comprehensive Plan Map

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

Not applicable; there are no shoreline related overlays or designations on the site.

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

No jurisdictional wetlands or streams were found within or directly adjacent to the study area. A stormwater feature meeting wetland criterion is located in the forested northwest corner of the study area. The stormwater feature was intentionally created from non-wetland sites to detain stormwater from the adjacent school properties, and it does not meet the City's definition of a regulatory wetland.

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

The student capacity or staff would not change when the Phase I project is completed. There are 520 staff and 45 staff, which would remain consistent at project completion.

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

No displacement would occur, there would be parking interruption during construction and portions of the site within the development area would not be usable during

construction. Students and staff would remain in the existing building until the new building is completed.

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

Construction activities would be closely monitored on-site and fenced off from the other uses on the site.

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

The project is consistent with the City Comprehensive Plan designation, policies and code requirements. The Mukilteo City Council adopted an updated Comprehensive Plan on October 5, 2015 (amended February 1, 2021, and June 4, 2018). This update meets the Growth Management Act requirement to update plans at least every eight years. As specified in the City of Mukilteo Comprehensive Plan 2035, *“This Comprehensive Plan, Moving Mukilteo Forward, is part of that process which started in 1966 and is now required by the Growth Management Act. It looks forward 20 years to 2035, which means it will need to regularly be evaluated and amended, when necessary, to address changing and unanticipated conditions.”* The proposal is consistent with the land use policies related to public services, parks and open space, critical area preservation, stormwater and capital facilities. The infrastructure is available to the site and there would be no impacts to traffic, utilities or other governmental services.

The proposal is compatible with the following comprehensive goals and policies:

CF1: THE CITY SHALL ADOPT LEVELS OF SERVICE STANDARDS AND OTHER BENCHMARKS THEN CONTINUOUSLY MONITOR THE ADEQUACY OF ITS CAPITAL FACILITIES TO MEET THOSE STANDARDS

CF3: THROUGH SITE SELECTION AND DESIGN, OPPORTUNITIES TO MINIMIZE THE IMPACT OF CAPITAL FACILITIES ON THE ENVIRONMENT, AND IF POSSIBLE, ENHANCE THE NATURAL ENVIRONMENT, SHOULD BE SOUGHT.

CF5: THE CITY OF MUKILTEO SHALL CONTINUE TO ASSESS THE ADEQUACY OF ITS OWN CAPITAL FACILITIES TO MEET CITY STANDARDS AND SHALL WORK WITH ALL OUTSIDE SERVICE PROVIDERS TO DETERMINE THEIR ABILITY TO CONTINUE TO MEET THEIR SERVICE STANDARDS OVER THE 20-YEAR TIME FRAME OF THE COMPREHENSIVE PLAN.

The City collects school mitigation impact fees to ensure that the costs associated with expanding school capacities to accommodate new development are covered. These fees are based on the most recent version of the Capital Facilities Plan of Mukilteo School District No. 6, which is explicitly integrated into the Capital Facilities Element of the City of Mukilteo Comprehensive Plan. This integration serves as the foundation



for imposing school impact mitigation fees in accordance with the GMA (Growth Management Act).

UT4: DEVELOPMENT APPLICATIONS SHALL BE REVIEWED BY THE MUKILTEO WATER & WASTEWATER DISTRICT OR THE ALDERWOOD WATER & WASTEWATER DISTRICT FOR ADHERENCE TO THE DEVELOPER EXTENSION STANDARDS OF THE RELEVANT DISTRICT AS DETERMINED BY THE LOCATION OF THE DEVELOPMENT

The proposal has adequate water and sewer infrastructure to the site. The new building would meet fire flow requirements.

TR3: THE CITY OF MUKILTEO SHOULD WORK WITH OTHER PUBLIC/PRIVATE AGENCIES THAT GENERATE ADDITIONAL VEHICULAR TRAFFIC IMPACTS OR COSTS TO THE CITY SO THAT THEY WILL PROACTIVELY MITIGATE THE IMPACTS THEY CAUSE AND/OR DEFRAY THE COST TO THE CITY TO DO SO.

TR9: PEDESTRIAN AND BICYCLE FACILITIES, STREETSCAPE STANDARDS, AND TRAFFIC CALMING METHODS SHOULD BE INSTALLED TO IMPROVE CONNECTIVITY BETWEEN PARKS, RETAIL CENTERS, SCHOOLS, AND REGIONAL TRANSPORTATION NODES AND TO PROMOTE A PEDESTRIAN AND BICYCLE FRIENDLY ENVIRONMENT

This Replacement Phase I would not generate additional vehicular trips to the site with the exception of construction traffic during that phase of the project. The District would continue to provide school bussing to the site and pedestrian linkages at the school and the adjacent Olympic View Middle School.

“The City should work with the Mukilteo School District, other government agencies, private businesses, and non-profit organizations to enhance the City’s park system and residents’ access to recreational facilities (PK4d).”

The District continues to work with the City on how best to share facilities with the residents of the City. This includes the evolution of concerns around school site safety and function.

The proposal requires a Conditional Use Permit (CUP) approval from the City. In order for the CUP to be approved it must meet the following standards and regulations:

17.64.020 Performance regulations.

The uses set out in the Permitted Use Matrix contained in Section 17.16.040 shall comply with the following standards and regulations in order to qualify for a conditional use permit:



- A. **All conditional uses must be in accordance with the goals and objectives of the comprehensive plan and they must not violate the purpose of the district in which they will locate.** The proposal is consistent with the Comprehensive Plan goals and objectives as well as the Capital Facilities Plan for the District. The school has been operating on the site since 1982 and is an integral part of the surrounding neighborhood. Schools and school renovations are allowed in this district through the CUP process.
- B. **It must be demonstrated that all conditional uses if located as proposed would not be injurious or detrimental to the character of the zone or to its abutting or adjoining neighbors.** The proposal would not be injurious or detrimental to the surrounding area. This neighborhood school is a community asset that allows use of the education space for area residents. The character of the new building would not change the existing character of the site but would be incorporated into the overall campus.
- C. **The conditional use must employ reasonable measures of fencing, buffering, traffic restraints, sign and light controls, and any other appropriate measures to protect the surrounding properties and adjoining districts.** The existing fencing and buffering would remain. Signage would not change, and any additional outdoor lighting would be directed downward reducing spillage to the adjacent neighbor.
- D. **All conditional uses must have adequate site area to accommodate the use. The minimum site area for a conditional use is no less than that permitted in the underlying district.** This initial stage of construction, Phase I, would involve the relocation of students from ten current classrooms, without any subsequent increase in staff or student capacity at the location. The proposed new building is located in an area on the site that meets the needs of the 10-classroom building.
- E. **All conditional uses must conform to the dimensional regulations in the individual districts, except that additional restrictions may be imposed to ensure the uses are compatible within the district.** The proposal would meet the City's zoning and building regulations. This includes height, setbacks, lot coverage, landscaping, and public works requirements.
- F. **All conditional uses having a site area in excess of one acre must provide a buffer of trees and shrubs around the perimeter of lots abutting a residential zone.** The proposal would not impact the existing buffer and landscaping except in the area of construction. Any disturbed landscaping or vegetation would be replaced in accordance with the City code requirements.
- G. **All applications for conditional uses must be accompanied by layout and development plans drawn to an appropriate scale which show at least the following:**
1. **Site plans showing landscaping, paving, parking, access, relationship of building to site, outdoor lighting, proposed fencing and topography;**



2. Sections and elevations of proposed structure;
3. Vicinity map showing property, zoning and access;
4. Provision for sewage disposal, storm drainage and surface runoff.

The CUP submittal includes a Site Plan with all the required items for review.

- H. All conditional uses must comply with the parking regulations in Chapter 17.56.** The proposal would not generate any additional vehicular trips and does not require additional parking.

SEPA compliance is the responsibility of the District and is conducted consistent with SEPA Rules, WAC 197-11 and SEPA, RCW 43.21C and the Mukilteo School District Board Policy on SEPA.

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

There are no agricultural or forest lands impacted by the proposal; therefore, no mitigation measures are necessary.

9. HOUSING

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

Housing would not be included.

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

There are no housing structures on the site.

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

The proposal does not generate any housing impacts.

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 new building is approximately 27'6" feet in height.

Exterior materials would be brick veneer, Meta Wall Panels, Composite Resin Panels and Metal Roof Panels. Emphasis would be placed on choosing durable, long-lasting materials that are low maintenance. Windows would be strategically utilized to



highlight specific areas and maximize the infusion of natural light into the learning spaces.

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

While views would be minimally altered, there would be no obstruction to adjacent views.

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

By incorporating building materials and color palettes consistent with the existing school, there should be minimal aesthetic impacts.

11. LIGHT AND GLARE

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

The typical light and glare produced by school buildings include glass windows or other reflective surfaces, artificial lighting (including outdoor lighting) and outdoor surfaces.

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

Lighting from the finished project should not interfere with any views due to the placement of building and site features, design and direction of lighting fixtures; therefore, no light or glare from the finished project would pose a safety hazard.

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

The main sources of off-site light and glare are from the adjacent roadways' street lighting, vehicles traveling along area roads, and the adjacent residential land uses.

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

Proper Lighting Design would be incorporated into the design. The interior lighting layout is strategic to balance natural and artificial lighting sources. Externally the project would use indirect and diffused lighting fixtures that distribute light more evenly and reduce harsh shadows and glare. Also, the following elements are included in the project:

- Interior and exterior lighting would be high efficiency LED and would be below the energy code requirements for this facility.
- Exterior lighting is full cutoff with minimal light spill off the property. This project would have zero light spill to adjacent properties.



12. RECREATION

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

There are recreational opportunities/nature trails at the school and the adjacent Olympic View Middle School. The use of the facilities is controlled by the District.

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

The recreation uses on-site would be disrupted during construction and not available for use. This is a temporary impact, and the facilities would be available once completed.

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

There would be no adverse impact to area recreational opportunities due to the project; therefore, no mitigation measures are proposed. New play areas would be provided as part of the project.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any buildings, structures, or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

The school was constructed in 1982 and the buildings are less than 45 years old.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There are no known landmarks, features or other evidence of Indian or historic use or occupation on the site. There are no known artifacts, material evidence or areas of cultural importance on or near the site. There are no known items of material evidence, artifacts or areas of cultural importance on or near the site.

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

Research was conducted on the web using the *Washington Information System for Architectural and Archaeological Records Data* (WISAARD) and online City



research. An EZ form for consultation with Washington Department of Archeology and Historic Preservation (DAHP) would be submitted by the District.

- 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 that would require mitigation measures.

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.**

Access to the school site is from SR-525 (Mukilteo Speedway), Washington Avenue, ME Avenue, Clover Lane and 76th Street SW. The streets are shown on the Site Plan.

Mukilteo Speedway (State Route [SR] 525) is a two-way Principal Arterial that extends from the Mukilteo Ferry Terminal to Interstate 405 (I-405). Near the site it has a posted speed limit of 35 miles per hour (mph), and a 20-mph school zone in effect when beacons are flashing or when children are present. A pedestrian crossing with a Hybrid Beacon Signal is located mid-block between 76th Street SW and Washinton Avenue near the site. This roadway has intermittent segments with wide paved shoulders and sidewalks. There are transit stops with shelters located along this corridor near the project site. The stops are served by Everett Transit and Community Transit routes.

76th Street SW is a two-way Urban Collector, extending between Mukilteo Speedway (SR-525) and 44th Avenue W. Near the site and approaching Mukilteo Speedway, the roadway has a posted speed limit of 25 mph with a 20-mph school zone in effect when beacons are flashing or when children are present. There is one eastbound lane and one westbound lane along this corridor, with an additional westbound lane provided from Mukilteo Speedway to just west of 48th Avenue W. Curb and sidewalk are provided intermittently along the north side of the roadway.

Washington Avenue and Clover Lane are two-lane, two-way Local Access streets with posted speed limits of 25 mph. Near the site, both roadways have 20-mph school zones in effect when beacons are flashing or when children are present. Curb and sidewalk are provided along the north and east sides of Washington Avenue, the north side of Clover Lane, and intermittently along the south side of Clover Lane.

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



There are transit stops with shelters located along the adjacent SR-525 corridor near the project site. The nearby transit stops are served by Everett Transit and Community Transit routes and are located via walking routes that are under a quarter of a mile from the school.

- c. **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).**

A portion of Washington Avenue is currently constructed on District property fronting Mukilteo Elementary School. The District is intending to provide a 15-foot right-of-way (ROW) dedication.

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

While many of these modes of transportation are available within the greater area, the proposal would not use these methods of transportation.

- e. **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 proposal would not generate additional vehicular traffic trips. There would be construction traffic during the various stages of construction which would be managed by the contractor.

- f. **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.**

There would not be any direct impacts to the movement of agricultural or forest products. The traffic generation and patterns would not change from current conditions.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

The Phase I development would not generate additional traffic or students. The District has submitted a letter stating that the classrooms that would be vacated would not be used in the future but may be used for non-classroom space such as storage. The City has requested a plan/drawing clearly indicating the spaces that would be converted into storage space. The school would be liable for traffic fees if any of the spaces are reverted in the future. Parking analysis would also be required if any of the spaces are reverted to classrooms in the future. The District understands these restrictions and commits to this understanding. There are driveway and ADA ramps improvements along Washington Avenue that would be completed for this project.



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:**

It is not anticipated that there would be an increase in public services. The proposed proposal would assist the District with the planning of facilities to house their educational programs as efficiently as possible and replace the existing portables on site. Future phases of school development would address impacts associated with those plans once funding has been identified.

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

Fire truck access lanes and turn around would be provided to accommodate the new expanded building footprint. Fire hydrants would be relocated and spaced as required by the City.

16. UTILITIES

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

The school site is served by electricity, natural gas, telephone, wireless telephone, fiber optics and cable television. Water and Sewer are provided by Mukilteo Water and Wastewater District. Power is provided by P.U.D. No. 1 of Snohomish County. Other required utilities would be extended as needed.

- 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.**


There are existing utilities on the site that would be either relocated or extended as part of the project. This includes the existing water mains, side sewers and some lighting. Those utilities not impacted by the development would be protected during construction activity.



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.

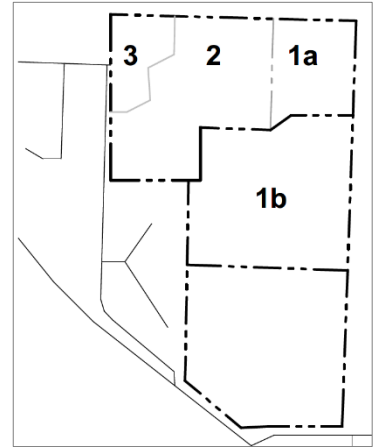
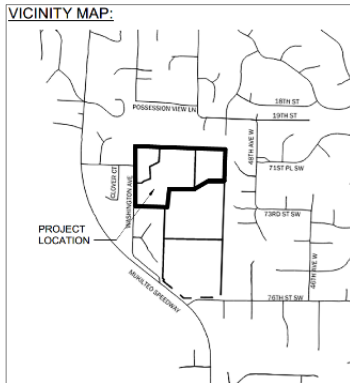
**Reviewed by Mukilteo School District No. 6
and:**

Signature: 
Laura S. Brent, AICP
Environmental/Permitting Consultant
Date submitted to City: October 30, 2023



Appendix A

Legal Description



LEGAL DESCRIPTION:

PARCEL 1 - TPN 00591100000102: PER COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY - ORDER NO. 223772-SC DATED AUGUST 29, 2022

PARCEL 1, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, IN SNOHOMISH COUNTY WASHINGTON.

PARCEL 2 - TPN 28040900102200: PER COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY -ORDER NO. 223775-SC DATED AUGUST 31, 2022

PARCEL 2, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, IN SNOHOMISH COUNTY WASHINGTON.

PARCEL 3 - TPN 28040900104200: PER COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY -ORDER NO. 223774-SC DATED AUGUST 29, 2022

PARCEL 3, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, IN SNOHOMISH COUNTY WASHINGTON.

