# SEPA ENVIRONMENTAL CHECKLIST

## A. Background

1. Name of proposed project, if applicable:
   Park Place Middle School Modernization

2. Name of applicant:
   Monroe Public Schools No. 103

3. Address and phone number of applicant and contact person:
   Monroe Public Schools No. 103
   200 East Fremont Street
   Monroe, WA 98272
   Contact: Heidi Hansen, Director of Capital Projects
   Phone: (360) 804-2677

4. Date checklist prepared:
   December 30, 2015

5. Agency requesting checklist:
   Monroe Public Schools No. 103 is acting as lead agency.

6. Proposed timing or schedule (including phasing, if applicable):
   Construction is scheduled to begin June 2016, with final completion in August 2018. The school will be operational during construction and the project will be completed in phases:
   - Phase 1 - Demolition of Buildings C, E, portions of D; construction of new 2-story academic wing and auxiliary gym
   - Phase 2 - Demolition of Building B, portions of A, portables; remodel of existing gym and construction of west end of academic wing
   - Phase 3 - Demolition of remaining Building D and Life Skills portable; completion of athletic fields and remaining site work.

   *Note that phasing plan has not been finalized and is subject to revisions.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   1) Wetland Delineation Study, Park Place Middle School, by Raedeke Associates, Inc., dated August 26, 2015.

2) Critical Areas Study by Raedeke Associates, November 2015
3) Preliminary Geotechnical Engineering Report, by Associated Earth Sciences, Inc., dated July 31, 2015.
4) Hazardous Material Report by EHS International, dated April 8, 2015.
5) Traffic Study & Parking Analysis by Gibson Traffic Consultants, dated December 2015

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.

None known.

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

1) Site Plan Review, City of Monroe
2) Critical Areas Report, City of Monroe
3) Parking Variance, City of Monroe
4) Critical Areas (Wetland Buffer) Exception, City of Monroe
5) Clearing & Grading Permit, City of Monroe
6) Stormwater Pollution Prevention Plan, City of Monroe
7) Commercial Building Permit, City of Monroe
8) Demolition Permit, City of Monroe
9) Sign Permit, City of Monroe
10) Health Permit, Snohomish County
11) Washington State Nonresidential Energy Code Compliance

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

The project proposes to replace the current Park Place Middle School on its existing 19.4 acre site. Originally constructed as a high school in 1974, the school was converted to a junior high in 1999, then to a middle school in 2005. The existing 109,912 SF school facility will be demolished with the exception of the existing gymnasium and Building F. The existing gym will be renovated and incorporated into the new school. The new two story school facility will be approximately 128,000 SF and sized to serve approximately 850 middle school students in grades 6 through 8. The existing sports fields will be refurbished and lighted, including synthetic turf soccer field, all-weather track, and synthetic turf multi-purpose field. Other site improvements include re-building vehicular circulation and parking areas approximately equaling existing parking counts; constructing new planting and gathering areas with the goal of providing clear pedestrian and vehicular circulation, and improving campus safety with new driveways and landscaping.

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.

Street Address:

Monroe Public Schools No. 103
1408 West Main Street
Monroe, WA 98272

Legal Description:

(Per First American Title Insurance Company Subdivision Guarantee Number 2476865, Dated June 22, 2015)

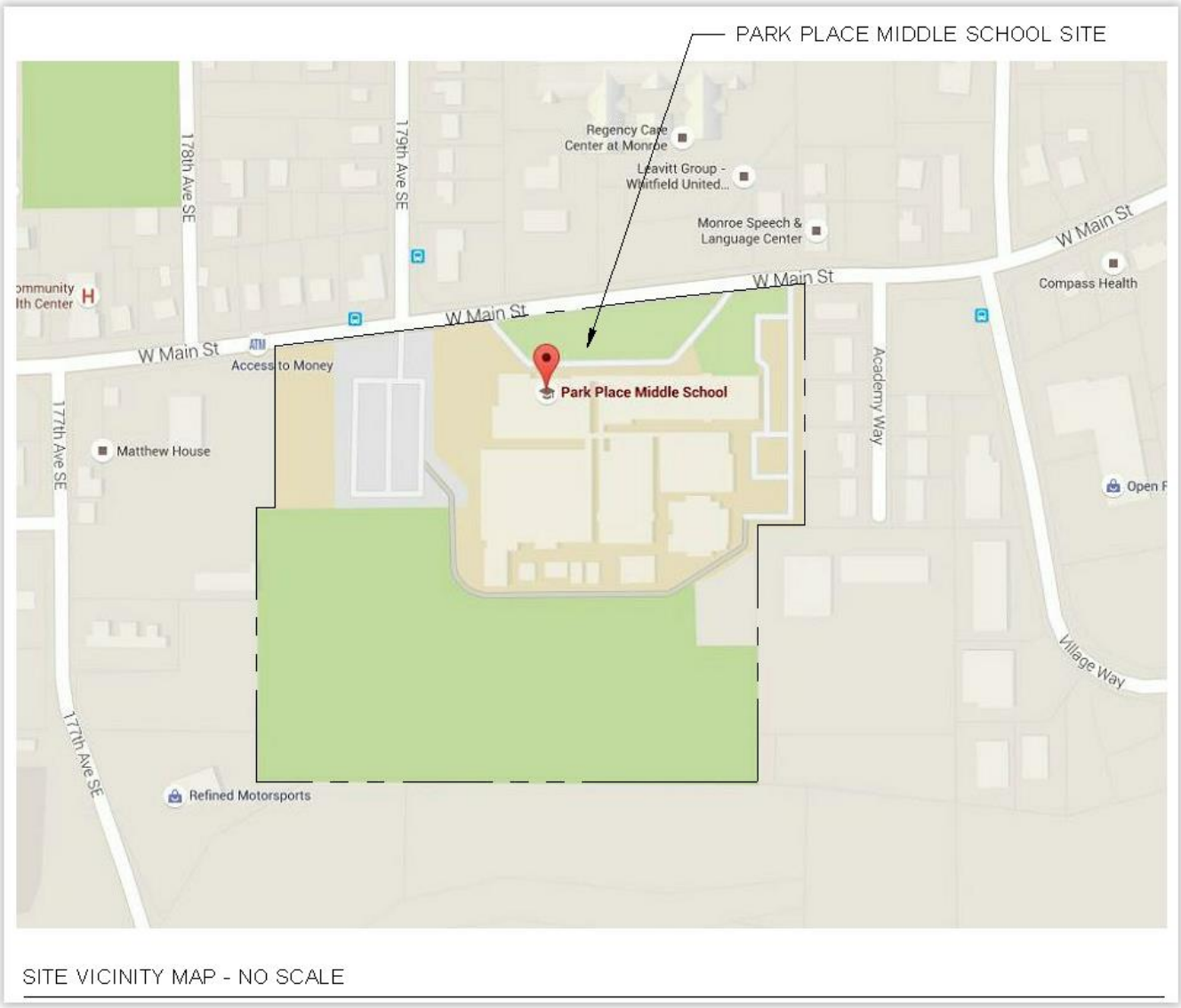
A portion of the west 735.0 feet of the SW ¼ of the SW ¼ of Section 1, Township 27 North, Range 6 E. W.M.; a portion of the SE ¼ of the SE ¼ of Section 2, Township 27 North, Range 6 E. W.M.; a portion of Government Lot 4, Section 12, Township 27 North, Range 6 E. W.M.; and a portion of Government Lot 1, Section 11, Township 27 North, Range 6 E. W.M., described as follows:

Commencing at the southeast corner of the west 735.0 feet of said SW ¼ of SW ¼ of Section 1;
Thence north 1°11'50" west along the east line of said west 735.0 feet, for 375.0 feet to the true point of beginning;
Thence north 89°21'15" west parallel with the south line of said Section, 1, for 93.0 feet;
Thence south 1°11'51" east for 469.0 feet to the bank line of the old channel of the Skykomish River;
Thence along a traverse line that generally follows said bank line, north 88°19'58" west for 243.33 feet;
Thence north 85°38'43" west for 200.45 feet;
Thence south 87°46'15" west for 200.02 feet;
Thence south 88°33'51" west for 99.37 feet;
Thence south 75°36'31" west for 102.56 feet;
Thence south 61°39'33" west for 77.90 feet;
Thence departing from said line north 1°11'51" west parallel with the east line of the said SE ¼ of the SE ¼ of Section 2 for 377.1 feet;
Thence south 89°58'43" west parallel with the south line of the said SE ¼ of SE ¼ of Section 2 for 349.27 feet to the easterly margin of the reformatory road;
Thence north 0°34'20" west along said road margin for 133.06 feet;
Thence north 89°58'43" east for 62.0 feet;
Thence north 0°34'20" west for 267.62 feet to the southerly margin of the country road (McClurg-Snohomish City Road);
Thence north 82°13'40" east along the southerly margin of said county road for 1242.13 feet;
Thence continuing along the southerly margin of said road on a curve to the right having a radius of 925.29 feet and consuming an angle of 3°17'33" for 53.17 feet to the east line of the west 735.0 feet of the said SW ¼ of SW ¼ of Section 1;
Thence south 1°11'51" east along the east line of the said west 735.0 feet for 430.98 feet to the true point of beginning;

Except that portion thereof conveyed to Snohomish County by deed recorded under Recording No. 8701150368.

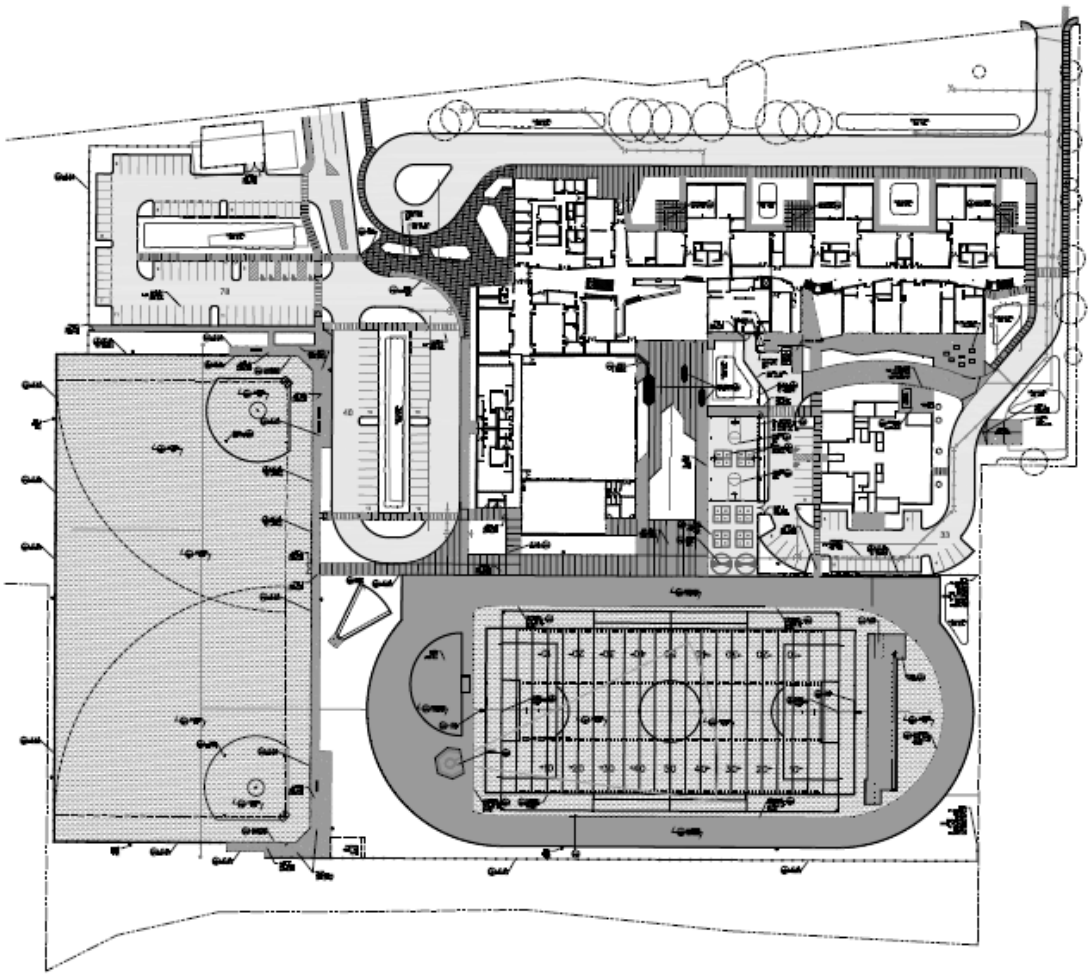
Situate in the County of Snohomish, State of Washington.

## Vicinity Map:




SITE VICINITY MAP - NO SCALE

## Site Plan



## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site:

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

The site is relatively flat. The existing development has had an impact on topography with the building area level at elevation 57 to 58 and the parking area to the west at 54 to 55. The fields along the south descent from east to west with slopes of less than 0.5 percent. The fields are bounded to the south by an old dike that rises 6-10 feet above the level of the field and then descends into the wetland/100 year floodplain to the south.

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

The steepest slopes on-site are associated with the existing dike. These are manmade slopes that range from 50% to near vertical where trees have grown into the side slopes along the south. There is no work in the area of the dike. General slopes in the project area range from 0.5-2%.

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.

Loose to medium dense fill consisting of silty sand sediments with varying amounts of organic content over overbank alluvium deposits containing laminated sandy silt and silty sands from ground surface to six feet below ground surface. Underlying the alluvium deposits are sandy gravels and gravelly sands, interpreted to be Olympia bed deposits.

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

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The new building and parking areas will be sited at approximately the same location as the existing building and parking areas. In addition, the proposed sports fields will be located in the same general vicinity as the existing fields. This will help minimize the amount of earthwork cut and fill at the site. Excess material exported from the site will be disposed at an appropriate disposal facility. Material imported to the site for fill will be from an approved source. Estimated quantities for construction are a total of 40,000 cy of excavation and 30,000 cy of fill.

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

Erosion could occur as a result of clearing and construction activities; however, the contractor will be required to implement the temporary erosion and sediment control plans during construction to reduce erosion potential. The construction will also be performed under a Department of Ecology Construction Stormwater Permit. Once the project construction is complete, the site will be

stabilized with permanent measures such as paving, buildings, and landscaping to eliminate continued erosion potential.

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

It is anticipated that the impervious surface coverage at this site will be approximately 37 percent.

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

A temporary erosion and sediment control (TESC) plan will be prepared as part of the design drawings and will be implemented by the contractor during construction to reduce the potential for site erosion and sediment laden water leaving the site. The TESC plan will include items such as a stabilized construction entrance, silt fencing, catch basin insert protection, sediment ponds, requirements for stockpiles, temporary stabilization measures, and dust control. In addition, a Construction Stormwater Pollution Prevention Plan (SWPPP) and turbidity monitoring will be implemented in accordance with the City of Monroe and NPDES permitting requirements.

**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.

During construction, emissions would include exhaust from construction equipment and vehicles and dust from earthwork activities. When the project is complete, emissions to the air will result from exhaust from vehicles, including school buses and vehicles in the student drop-off/pick-up area. This is consistent with the current school operations at the site.

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

No.

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

During construction the contractor will comply with Puget Sound Clean Air Agency (PSCAA) Regulation, Article 9, Section 9.5 and Best Management Practices. Control measures will include limiting vehicle and equipment idling when not in use and providing dust control measures such as a stabilized construction entrance and sprinkling the site during earthwork operations.

3. **Water**

a. Surface Water:

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

There is a Category 1 wetland that runs 15 to 55 feet south of the south property boundary of the site. This wetland associated with the shorelands of the Skykomish River and with the

floodplain. It is separated from the development portion of the site by an existing dike on the subject property. (The site itself is located outside of the shorelands of the state.)

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.

Yes, a portion of the upgraded fields will be located within 200 feet of the Category 1 wetland. The existing fields are already within the wetland buffer and will remain in the same location.

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.

None; however, work will be done within the buffers of the Category 1 wetland.

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

The proposal is to infiltrate stormwater runoff on-site. This infiltrated water will descend to the groundwater and then laterally drain to the wetland/river system.

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

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 Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn. Storm runoff will be infiltrated to groundwater. The purpose will be to control runoff. A description of facilities is given in 3. c. below. Exact quantities are unknown at this time but will be typical of a school of this size.

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.

Domestic sewage will be discharged into the sanitary sewer system. Runoff discharged to groundwater can contain oils and heavy metals from vehicular traffic. Treatment systems (bio-retention swales) will be used to treat runoff to current stormwater standards.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater in parking areas will be allowed to sheet flow into bio-retention swales. Roof tops will be discharged to underground infiltration trenches. Courtyards around the school may be constructed of pervious concrete to allow for direct infiltration. The fields will have underground infiltration trenches. It is expected that 100 percent of accumulated runoff will be infiltrated on-site.

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

No. All waste materials will be properly handled and disposed of. Therefore it is unlikely that waste materials could enter ground or surface waters.

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

No.

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

The proposal is to infiltrate construction runoff. To that end, interceptor swales, rock check dams and temporary infiltration basins will be used to collect and infiltrate runoff during construction. In area of the school that remain in operation during construction, the existing storm system will be protected using catch basin inserts.

4. **Plants**

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

__x__deciduous tree: Cherry, Oak, Maple, Alder
__x__evergreen tree: Fir, Cedar
__x__shrubs: Ornamental Landscape, Himalayan Blackberry
__x__grass: Sports Fields
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants
____water plants
____other types of vegetation

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

Existing ornamental landscaping and turf grass will be removed in some areas to accommodate the new site and field improvements. Approximately, 338,000 SF of landscape area will be altered and / or replaced. Approximately 5,000 SF of this area consists of shrubs, with the remainder being composed of turf grass.

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

None known.

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

Existing trees and ornamental landscaping will be retained where possible. Use of native and drought tolerant shrubs in new landscape areas will be maximized. The cedar grove and mature trees along Main Street will be protected and preserved during construction.

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

Himalayan Blackberry

5. **Animals**

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

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

None known.

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

No.

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

Native species such as serviceberry that provide habitat and food sources will be incorporated into the landscape plan.

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 project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Natural gas will be used for heating. Electricity will be used for heating, to power chiller, fans, pumps, lights, and appliances. Solar energy will be used to supplement electricity provided by the local utility.

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

No.

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

The project will comply with the WA Sustainable Schools Protocol (WSSP) design standards, including:

1. High efficiency condensing boilers (90% efficient)
2. High efficiency heat recovery units for outside air (90% efficient)
3. Demand control ventilation
4. Variable speed drive controls
5. Existing 5KW solar photovoltaic panels; alternate for 99.4 KW new solar photovoltaic panels
6. Ultra low-flow plumbing fixtures
7. Automatic daylight dimming of lighting luminaires in daylight zones
8. LED light luminaires
9. Circadium rhythm lighting
10. Energy display in building
11. Lighting control system will utilize occupancy sensors and time clocks to reduce energy consumption
12. Super-insulated walls and roofs

## 7. **Environmental Health**

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

Known and discovered asbestos and other hazardous materials will be properly and safely abated during demolition of existing buildings.

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

None known.

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

The City of Monroe has a sanitary sewer force main that crosses the site north to south and then runs west to east across the south portion of the fields. The pipe system is relatively new and is noted on the plans to be protected. No other sources of hazardous chemicals or conditions are known.

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.

None known.

4) Describe special emergency services that might be required.

None. Fire Department requirements will be observed.

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

Abatement procedures will comply with EPA regulations and guidelines.

b. Noise

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

No known noise will adversely affect the project. Existing noise environment consists primarily of traffic on Main Street.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise will result from construction activities. Long-term noise will be typical of a public school site and athletic fields.

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

The contractor will restrict construction to hours allowed by Monroe's noise ordinance. Long-term noise will be reduced by acoustically screening mechanical equipment.

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.

Current use of the site is a public school (middle school) with adjacent single-family residential and institutional uses to the east, public space use to the west. Proposed uses for the site will not affect current land uses on adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

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

No.

c. Describe any structures on the site.

The site currently contains five single-story and one two-story middle school buildings connected by covered walkways. There are also portables, storage containers, a greenhouse and playground equipment.

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

The single-story buildings will be demolished to allow for new building construction and site development. The gym portion will be remodeled and incorporated into the new structure. Additionally, the two-story Building F will remain on site but will not be part of the school.

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

Current zoning is Public Space (PS).

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

(PFS) - Public Facilities School.

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

Not applicable.

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

Yes, the very south portion of the property contains part of the 200-foot buffer for a Category 1 wetland associated with the Shoreline of the Skykomish River system. This wetland is separated from the site by a dike. A portion of the field work will occur within the wetland buffer and will be mitigated by purchase of off-site wetland mitigation credits (for the Skykomish River basin).

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

Approximately 84 staff and 850 students.

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

None.

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

Not applicable.

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

The current use of the site complies with zoning as Public Space and the Comprehensive Plan Designation as Public Facilities – School. The land use will not change.

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

No change to present land use.

9. **Housing**

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

None.

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

None.

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

Not applicable.

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?

In compliance with Monroe Municipal Code height limits, building height will be 35 feet maximum. Exterior building materials will be masonry and painted metal panel.

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

None.

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

New building is set back from property lines. Exterior materials and window glazing have been combined to provide visual relief and interest at a scale that is appropriate for middle schools. Landscaping will screen parking lots and general site from neighboring properties. Additionally, the existing cedar tree grove on the Main Street frontage will be preserved and maintained.

11. **Light and Glare**

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

Parking lot site lighting used approximately 6:30 AM to sunrise and sunset to 10 PM. The athletic fields will be lit as needed during evening community use.

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

No known safety hazards or interference with views from project lighting.

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

None known.

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

Parking lot site lighting will have cut-off shields to prevent spill from site.

12. **Recreation**

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

The school currently provides grass fields for football, soccer, and baseball. There are several other recreational fields in the nearby community.

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

No recreational uses will be displaced.

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

The project will provide improved recreation opportunities by installing lit all-weather turf fields (soccer, football, baseball) as well as a synthetic track.

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.

None known.

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.

None known.

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

Not applicable.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable.

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.

Vehicular access will be provided at two existing access points along West Main Street, the western access at 179th Avenue SE and the eastern access point just west of Academy Way. Buses will use the eastern driveway (with a bus loop) for entering and exiting the school. Parent drop-off/pick-up will access the school via the 179th Avenue driveway. Two existing driveways to Main Street will be eliminated – these are currently used as the parent drop-off/pick-up loop in front of the school.

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?

Yes. Two Community Transit bus lines, 271 and 424, are within ¼ mile of the project site.

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

There is a total of 144 existing parking spaces split between two parking lot locations (81 in the west lot; 63 in the east lot). The proposed project will have 151 parking spaces (118 in the west lot; 33 in the east lot). There are an additional 46 parking spaces during after-hours and non-school days when vehicles can park in the bus loop and parent drop-off areas.

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).

No off-site street improvements are proposed, as the existing street frontage is in good condition and meets the needs of this project.

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

No.

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

The project will not add any additional trips or increases to peak volumes. The existing school has a capacity of 935 students*, while the new school will have a capacity of 850 students – a reduction of 85 students. This capacity reduction will result in a credit of 13.6 PM peak-hour trips. The school will be served by approximately 21 school buses, arriving/departing in two separate waves.

Peak volumes will continue to occur prior to the start of school at 7:50 AM and immediately after school is released at 2:20 PM.

Details on traffic information can be found in the December 2015 Traffic Impact Analysis, completed by Gibson Traffic Consultants, which used the *2010 Highway Capacity Manual* methodology.

**Existing Park Place Middle School capacity as reported by Wa State Office of Superintendent of Public Instruction (OSPI)*

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 district will be providing bus service to students outside the designated walk area and the site will have pedestrian access sidewalks to the north, east, and west for walking students. The site will provide parking for typical school days as well as providing an enhanced drop-off/pick-up area with room for an additional 15 vehicles. These improvements will help reduce the

existing spillover of queued vehicles onto the public street system, specifically West Main Street. For after-hours special events, 46 additional parking stalls will be available along the bus drop-off area.

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.

The project will not result in any increased need for public services.

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

The new school is designed to maximize student/staff safety and will allow for improved emergency access to all areas of the building. Additionally, the building will be sprinklered.

16. **Utilities**

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

All listed above except septic system.

c. 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.

| | |
|---|---|
| Electric/Water | Snohomish County PUD |
| Water/Sewer | City of Monroe |
| Telephone | Integera/Electric Light Wave |
| Natural Gas | Puget Sound Energy |

## C. Signature

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

Signature: 

Name of signee: Heidi Hansen

Position and Agency/Organization: Director of Capital Projects, Monroe School District

Date Submitted: December 30, 2015