SEPA RULES

WAC 197-11-970 Determination of non-significance (DNS)

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: The project involves the modernization of and addition to the existing Hutton Elementary School. The existing free-standing classroom building and a portable will be removed. The existing east wings will be removed and replaced by an addition to the east side of the historic school wing. The historic west wing will be refurbished, and a new two-story classroom wing, gymnasium, multi-purpose room, kitchen, and support spaces will be added. The play area will be reconfigured. New parking lots will be constructed north and west of the school building, and along the south side of the building in conjunction with a student loading zone.

Applicant: Spokane School District No. 81

Location of Proposal: Hutton Elementary School, 908 East 24th Avenue, Spokane, WA.

Legal Description: A full legal description is available for review at the Facilities Building, 2815 E. Garland Avenue. The site includes parcel number 35294.0836

Lead Agency: Spokane School District No. 81

After review of a completed environmental checklist and other information on file with the agency, School District No. 81 has determined this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This information is available to the public on request.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date below. Comments must be received by September 18, 2013.

Gregory S. Brown, AIA
Director of Capital Projects and Planning
Spokane School District No. 81
2815 E. Garland Avenue
Spokane, WA 99207
Phone: (work) 509-354-5775
Mun Alan

Date Issued

Signature

Comment Period Information:

Any person may appeal and submit comments regarding this determination. Comments will be considered on environmental issues and any environmental documents related to the proposed action. All written comments will become part of the record. <u>Comments are due by 5:00 p.m.</u> <u>18 SEPTEMBER, 2013</u>, and must be sent to Gregory S. Brown, Spokane School District No. 81, 2815 E. Garland Avenue, Spokane, WA 99207-5811. Mr. Brown is available to answer questions regarding this project at the above address or by email: gregoryb@spokaneschools.org

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1) Environmental Checklist

File No.___ Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observation or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Spokane Public Schools Hutton Elementary School Modernization and Addition

2. Name of Applicant:

Spokane Public Schools 2815 E. Garland Avenue Contact: Gregory S. Brown, AIA Phone: (work) 509-354-5775

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

Architect: Doug Mitchell, AIA MMEC Architecture 216 N. Howard Street Spokane, WA 99201 509-624-6800 Environmental Consultant: Jim Kolva Jim Kolva Associates 115 South Adams Street Spokane, WA 99201 (509)-458-5517 jim@kolva.comcastbiz.net

4. Date checklist prepared:

4 September 2013

5. Agency requesting checklist: Spokane School District No. 81 (Lead Agency) 6. Proposed timing or schedule (including phasing, if applicable):

The proposed school is planned for construction Spring 2014 to Fall 2015.

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

No

b. Do you own or have options on land nearby or adjacent to 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.

Hutton Elementary Schematic Design, MMEC Architecture and Interiors. June 2013.

Hutton Elementary School Redevelopment, Trip Generation and Design Study. Memo by Morrison Maierle, Inc., August 2013.

Environmental Noise Report: Hutton Elementary School, Spokane, WA by SSA Acoustics, 11/15/2011.

S13013 - Hutton Elementary School Addition, Spokane, WA. Geotechnical Exploration and Analysis Report, Draft. Budinger & Associates, Inc. 8/16/2013.

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 at this time.

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

Conditional Use Permit (Type 2) Demolition Grading and drainage Street obstruction Driveway Approach Permits Building Street Use Electrical Plumbing/mechanical Occupancy SRCAA Notice of Construction and Application for Approval

11. Give a 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.

Proposed Use

The existing Hutton Elementary School consists of the single-story original 1921 front; 1930 additions that added classrooms to each end and a new gymnasium to the rear; and a 1949 one-story addition to the north as well as the two-story 1949 addition to the south. A free-standing wood frame classroom building was built in front of the school in 1956. A portable unit is at the rear of the school. The building includes an area of about 50,432 square feet on a site of about 5.8 acres. The portion of the site not covered by buildings includes sidewalks, asphalt-paved play areas, and a grass playfield in the eastern half. Current school enrollment (2012-2013) is about 484 students and the historic peak is 550-580 students.

The proposed project is an addition to and modernization of the existing Hutton Elementary School to accommodate 550-580 students. The project will involve the removal of 1956 classroom building, and the portable unit, demolition of two 1949 wings, revision to bus circulation, addition of on-site parking, and associated site work.

The original 1921 and 1930 north and south wings of the building will be retained and renovated. The historic front entry will be retained. The new addition will extend easterly from behind the historic building and will be the same grade as the playfield. The southern portion of the addition will include two stories of classrooms, while the northern portion of the addition will be one story and will include the multi-purpose room, gymnasium, kitchen and support spaces. The building is planned to contain an area of approximately 61,400 square feet.

The modernized school will conform to the functional and area requirements of the Spokane Public Schools Standard Elementary School Educational Specification. It will include 26 classrooms, including classrooms for music and art, a library, stage, multi purpose room, gymnasium, administrative and other support spaces.

12. Location of Proposal. Give sufficient information to 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 application related to this checklist.

Hutton School is at 908 East 24th Avenue, in the southeastern quadrant of the City of Spokane. Spokane County parcel number is 35294.0836. The school site is bounded by Plateau Road on the south and by 24th Avenue on the north. The streets intersect to form the western corner, and the east boundary and eastern portion of the north boundary are adjacent to the back yards of single-family houses.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane county's ASA Overlay Zone Atlas for boundaries).

The site is within all these areas.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. EARTH.

a. General description of the site (circle one): <u>flat</u>, rolling, hilly, steep slope, mountainous, other:

The developed site is predominantly flat and level with an elevation of about 2324 (USGS) in the middle, but declines to the north, west, and south to about 2311 feet at the point formed by the intersection of Plateau Road and 24th Avenue. The west point of the site is formed by a grassy bank that slopes down to the bounding streets, and to the west. The grass embankment extends along the south side and the north side to the front of the school building which has a raised floor grade. The general slope of the site vicinity is down to the west and north.

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

The steepest portion of the site is the graded embankment along the west point of the site (slopes to Plateau Road on the south and 24th Avenue on the north) west of the main classroom building, about 10 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?

The underlying soils are, according to the National Resource Conservation Service Web Soil Survey (July 2013), Urban land-Northstar disturbed complex, 0-3 percent slopes, and Urban land-Northstar disturbed complex, 0-8 percent slopes. The NCRS survey does not rate the soils characteristics for the site because it has been disturbed. (The 1968 Soil Survey shows the site soil as Hesseltine silt loam, moderately deep, 0-8% slopes—soil constraints include shallow bedrock and severe constraint for permeability, and for filter fields.)

A Geotechnical Engineering Report has been completed by Budinger & Associates (8/16/2013) and is hereby incorporated by reference in this report. The report includes results of on-site borings and fieldwork, lab testing, conclusions and recommendations for site preparation and earthworks.

Subsurface Conditions

Soil borings were completed for the report. Four groups of subsurface materials were encountered during the explorations.

• Fill consisting of gravel with sand, silt, and clay were encountered from 1 to 4 feet below ground surface.

Below the *fill* layer in test borings 3, 4, and 5 (TB 3 through 5), lacustrine silt with sand and clay was encountered to depths of 8 to 12 feet BGS. Samples of this material classified as ML. Where encountered, the *LS* layer occurred below the *fill* and above the *rock* units. The condition was very soft to very stiff.

It was moist to wet at the time of exploration, with moisture content of samples tested ranging from 20 to 42 percent. The plastic and liquid limits were 24 and 27 percent, respectively. Fine sand seams were observed in the samples resulting in non-plastic conditions for isolated portions of the layer. Reddish brown oxidation/reduction spots were visible in the lower 2 feet of borings in the material. The mottling indicates a fluctuating water level.

 Basalt rock was encountered in the explorations. It was encountered beginning 1 to 12 feet below ground surface. The basalt was dark gray to black, slightly vesicular, slightly weathered, grading over a few feet from moderately strong at the surface to very strong.

Surface and Groundwater Hydrology

Groundwater was encountered during explorations. Groundwater was present within the *LS* and rock units. Free groundwater, where encountered, was observed at depths ranging from 11 to 12 feet BGS at the time of exploration, but can be assumed to extend at least 2 feet higher based on the mottled soil coloration observed. Elevation of the groundwater was approximately 2309 feet, as indicated in the *Logs*.

Seismic Considerations

The subsurface conditions of the gravel fill appear to meet the criteria for Site Class C corresponding to stiff soil or soft rock, accordance with Table 1613.5.2 in the IBC (IBC, 2009). Estimated liquefaction potential is low due to limited thickness of soil over rock, though the LS unit is variably soft.

CONCLUSIONS

Site conditions include 1) variably soft soils of the LS unit; 2) high capillarity, low permeability, and variably shallow depth to groundwater in the LS unit; 3) variably shallow depth to *rock* tendency for groundwater to perch above it; and 4) existing undocumented fill.

Native soils (LS unit) are not favorable for support or reuse as structural fill due to conditions 2 and 3. Use of rammed aggregate piers

could improve the fill and native soils to avoid removal and replacement. Existing, undocumented fill (condition 4) is a potential subsidence hazard.

During earthwork operations, fine-grained soils may develop excess pore water pressure, resulting in "pumping" and equipment mobility may be inhibited by saturated surface conditions (conditions 1 through 3). Excavations into the rock unit may also be difficult (condition 3).

Soils are susceptible to frost heave. Frost heave can be problematic for performance of pavements and slabs. Footings are anticipated to extend below frost susceptible soil.

Conditions 1 and 2 present challenges for moisture protection of slabs and pavements. Highly permeable base aggregates and floor membranes can be effective for protecting slabs and pavements from moisture damage. Due to high soil capillarity and saturation, high levels of humidity or free water may develop above floor slabs.

Due to conditions 1 and 3, conventional subsurface stormwater infiltration structures such as drywells are not feasible.

RECOMMENDATIONS

The recommendations presented throughout this chapter are intended to provide economically feasible criteria at normally accepted risk levels. More conservative design parameters can be used if lower risks are preferred. Specifically, the design should incorporate the following recommendations concerning earthwork, foundations, lateral earth pressures, floor slabs, drainage, and pavements. The recommendations for these topics are listed in the Geotechnical Exploration and Analysis Report and should be coordinated with the engineers during design, site preparation, and construction.

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

No. The site is not in an area of geohazards as mapped by the city of Spokane.

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

Small amounts of fill may be imported to the site to replace soils or existing fill that is unsuitable for building construction.

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

According to the Soil Survey (SCS, 1968), the Hesseltine soil has moderate resistance to erosion.

Standard erosion control measures will be used. Once the project is complete site grading and landscaping will be designed to control runoff so that it complies with city storm drainage requirements. (See paragraph h below.)

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

The 5.8-acre site is roughly divided into three sections, the westerly pine trees and lawn with the 1956 classroom building, the main building and wings with asphalt play area, and grass playfield (about 2.7 acres). The total existing impervious area (includes rooftops, asphalt play area, asphalt loading strip, and concrete walks) is about 1.99 acres or about 36% of the site.

The proposed project is slightly less in coverage of the site by impervious surfaces, about 34% coverage. The wood frame building in front of the school will be removed and partially replaced by an asphalt parking lot, the new classroom buildings and asphalt play area will slightly intrude into the grass playfied, but new grass and landscape areas will be added amongst the building wings and new parking lots. The parking lots will cover areas presently covered by asphalt or rooftops.

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

Standard runoff control measures will be followed to minimize erosion during construction. Best Management Practices (BMP) will be used during construction. Adjacent properties will be protected from sediment deposition as well as increased volume, velocity and peak flow rates of stormwater runoff.

After specific phases of the campus are constructed, landscaping will be added in accordance with a site landscaping plan. The establishment of the landscaping will stabilize the open areas of the site. Existing pine trees will be retained. Street trees will be planted along Plateau Road and 24th Avenue as required.

2. AIR

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

Typical emission sources include building demolition, site grading, use of diesel and gasoline-powered equipment, and application of coatings and asphalt paving. Quantities generated have not been quantified but expected to be nominal.

Dust would be generated during site grading and final site preparation. Diesel and gasoline exhaust emissions from generators, automobiles, trucks, earthmoving and lifting equipment will be generated during construction. Finally, asphalt paving and application of coatings such as paints, wood finishes, and other weather coatings will generate emissions that may create short term odors.

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:

Spokane Regional Clean Air Agency (SRCAA) regulations will be followed. Exposed soil will be controlled by water sprays, ground covers, and other means to reduce erosion by wind or water. Travel routes used by trucks and other vehicles that will exit the site should be cleaned regularly and during muddy conditions, it may be necessary to wash vehicles before exiting the site to reduce potential for entrained soil.

Asbestos and lead paint surveys been completed. Abatement will take place prior to demolition and construction.

3. WATER

a. Surface:

(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.

No surface water is on or near the site.

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

No

(3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

No

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

No, the site is within a Zone X, areas of minimal flooding. (FEMA MSC Viewer, reviewed 7/15/2013, Community Panel Number 53063C0554D, 7/6/2010.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

(1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities, if known.

No, city of Spokane water is presently and will continue to be used for domestic and irrigation supply.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general site of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

The proposed project will continue be connected to city of Spokane sewage collection and disposal system.

(3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of storm water or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of materials likely to be disposed of (including materials which many enter the system inadvertently through spills or as a result of fire fighting activities).

The site is developed and consists of grass lawn, grass playfields, and impervious surfaces including roof tops, asphalt pavement, and concrete walks. Runoff presently is absorbed on-site and flows off-site to city streets where it is collected by catchbasins into the city sewer system. Roof drains convey runoff directly to the city sewer system.

A Geotechnical Exploration and Analysis was completed by Budinger & Associates (8/16/2013) and is hereby incorporated by reference in this report. The report advises that conventional subsurface stormwater disposal structures such as drywells are not feasible for the following reasons: very low permeability of fine-grained soils, shallow rock and ground water elevation.

The proposed project will include impervious surfaces consisting of rooftops, parking lots, driveways, sidewalks, and hard surface play areas, similar in area to what currently exists. A stormwater management system will be designed in accordance with City of Spokane stormwater management guidelines as limited by specific site conditions. It is proposed that rooftop runoff be managed as under current conditions, by piping directly to the city sewer. Stormwater from the new parking lots would be managed by grass swales with overflow systems to convey stormwater to gravel galleries below the swales. The west parking lot swale may use an overflow system that disperses runoff to the large grassy yard area to the west. The playground hardscape will sheet flow to the playfield area in the eastern portion of the site for dispersal. This is consistent with the existing condition of the site.

The project civil engineer will coordinate the final stormwater system design with the city of Spokane.

(4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above ground or underground

storage tanks? If so, what type and quantities of materials will be stored?

No new materials would be used on site as a result of the construction of the new Hutton School. Chemicals are presently used on the site for lawn and landscape maintenance. The School District has a protocol for handling, storage, and disposal of such materials.

(5) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater (this includes measures to keep chemicals out of disposal systems described in 3b(2) and 3b(3)?

Chemicals that consist of typical building (including plumbing, electrical and HVAC) and landscape maintenance products are currently stored on the site. Such materials are stored indoors and in designated areas with appropriate storage facilities.

c. Water Runoff (including storm water):

(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 will be generated from rooftops, concrete walkways, asphalt driveways and parking lots, and outdoor play courts, etc.

Stormwater on the site (predominantly grass) is currently absorbed on site or discharges to the adjacent streets. There is no discharge to surface waters.

On-site stormwater collection and disposal will be managed by private storm piping, catch basins, clean-outs, manholes, and grassed infiltration swales. The project civil engineers will design the management system to handle the stormwater runoff, peak rate and volume, in accordance with SMC 17D.060, Storm Water Facilities, within the constraints of the site soil conditions and depth.

(2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a storm water disposal system discharging to surface or groundwater?

No, a management plan is in place for storage and proper handling of chemicals used for facilities and landscape maintenance. This also includes a spill management plan. The use of herbicides, pesticides, and fertilizers for grounds

maintenance is managed with a low possibility of spill and migration to ground or surface water.

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

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the <u>Aquifer Sensitive Area</u> be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist):

Stormwater from asphalt parking and driveway areas, walkways, hard surface play areas, and required rooftops will be directed, where soil conditions allow, to grass swale areas and other landscape grass areas for infiltration into the soil. Stormwater from rooftops, as is currently done, is planned to be directed to the city's sewer system. Stormwater will be managed in accordance with a cityapproved management plan prepared by the project design team.

4. PLANTS

a. Check or circle type of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other. X evergreen tree: fir, cedar, pine, other. X shrubs. X grass. ______pasture. ______crop or grain. ______ wet soil plants, cattail, buttercup, bullrush, skunk cabbage, other. ______water plants water lily, eelgrass, milfoil, other. ______other types of vegetation.

The site consists of three distinct areas, the eastern portion with existing grass play field with pine trees and shrubs along the north and east perimeters, the middle portion with asphalt play areas and main classroom buildings, and the western portion, lawn with clusters of pine trees, large deciduous trees, and a wood-frame classroom structure.

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

Site preparation for the construction of the new Hutton school, driveways, and parking areas will take place on areas presently covered with buildings and asphalt play areas. Extension of the new classroom wing and asphalt play

area will intrude slightly eastward into the existing grass playfield, displacing about 7,200 square feet of turf. In the western portion of the site, the wood-frame classroom building will be removed and partially replaced by a landscaped strip and a small asphalt parking area. A driveway to 24th Avenue will result in removal of a tree and a strip of lawn about 25 feet wide between the new parking area and the street.

New landscaped and lawn areas will be added between the classroom wings, and between the buildings and the new parking lots. Street trees will be added along portions of the frontages along 24th Avenue and along Plateau Road. (A landscape design summary is included in the Draft Schematic Design Report, June 2013.)

The existing clusters of pine trees and large deciduous trees will be substantially retained at the west end of the school site and the eastern and northern edges of the playfield.

It is estimated, based on current design concepts that the greenscape will increase slightly from the 152,000 square feet (63.7% of site) to 158,974 square feet (66% of site).

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

None. The city of Spokane "Priority Habitat and Species" Map (4/5/2007) does not indicate any habitats or priority species associated with the Hutton Elementary School site.

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

A landscaping plan that includes a combination of existing plants and new planting areas, will be designed by a landscape architect. The existing cluster of pine trees in the western portion will be substantially retained. New street trees will be added along the perimeter of the site, around the building, and in and around the parking lots. Additional trees and shrubs would be added to augment the existing trees.

Construction zone limits should be established to protect trees, shrubs, and other plantings that are to remain.

5. ANIMALS

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

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

Sparrows, crows, starlings, and songbirds typical of the area were observed on the site.

mammals: deer, bear, elk, beaver, other:

Evidence of moles, and squirrels is in the site vicinity

fish: bass, salmon, trout, herring, shellfish, other:

None.

Other:

None

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

None. The city of Spokane "Priority Habitat and Species" Map (4/5/2007) does not indicate any habitats or priority species associated with the Hutton Elementary School site.

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

No, the area is a developed residential neighborhood.

A review of the US Fish and Wildlife Service Wetlands Mapper for Spokane (<u>http://wetlandsfws.er.usgs.gov/i</u>) does not indicate wetlands within 200 feet of the site (7/19/2013).

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

None. The retention of existing mature pine trees, many large deciduous trees, and planting of new trees, shrubs, and other plants would retain habitat for those animals that presently use the site. Consideration will be given to native plants that support a diversity of native birds and animals.

6. ENERGY AND NATURAL RESOURCES

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

Electrical energy power will power equipment and lighting. Natural gas will be used for heating. The new building will incorporate current energy-saving standards.

Gasoline and diesel are used to fuel vehicles of faculty, support staff, students, and visitors.

Gasoline and diesel fuels would be used by construction vehicles during the completion of the campus project.

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 would be built in accordance with the Washington State Energy Code. Interior lighting will conform to the 2009 Washington Non-Residential State Energy Code.

The project will be designed to meet the Washington Sustainable Schools Protocol (WSSP), 2010 Version. The design team is evaluating the potential of incorporating such measures into the project. Final determination on targeted credits will be made by the design team and Spokane Public Schools based on a balanced approach of lowest first cost, greatest future value, and overall occupant health and comfort. The project will be designed to meet the classroom daylighting protocol that would require taller floor-to-ceiling heights so that daylight can penetrate deeper into the classroom space.

LED parking lot lighting will be considered

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.

No

(1) Describe special emergency services that might be required.

None

(2) Proposed measures to reduce or control environmental health hazards, if any.

None

b. Noise:

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

An acoustical report (SSA, 11/15/2011) completed for the evaluation of site noise environment at the existing school site. Noise levels at the existing Hutton School are influenced by traffic along Plateau Road and 24th Avenue.

Long –term and short-term measurements were conducted in November 2011 in accordance with WAC 246-366-110 Site Approval for Educational Facilities and Washington Administrative Code (WAC) 246-366-110 Sound Control as required by the Health and Safety Guide for K-12 Schools in Washington. WAC 246-366-030 sets an hourly average of 55 dBA, and an hourly maximum noise level of 75 dBA during times when school is in session.

In summary, the report states: "According to the long and short-term measurement results, noise levels at the site meet the W.A.C. requirements. The higher Lmax levels are likely a result of the occasional wind gusts that occurred during the measurement period. Typical Lmax levels are expected to be closer to the lower end, 63-65 dBA.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a longterm basis (for example: traffic, construction, operation, other)?

Hutton is an operating elementary school that has occupied the site since the 1920s.

During site preparation and construction, noise would be generated by construction equipment such as trucks, trenchers, front-end loaders, backhoes, compressors, etc. during demolition, site preparation and building construction.

Over the life of the project, noise would be generated by vehicular traffic along 24th Avenue, Plateau Road, and other local streets. Although automobile and school bus traffic is expected to increase slightly, it will not significantly increase noise levels. A slight increase in vehicle traffic would result in more noise events (vehicles passing by) during typical classroom hours, but would not perceptibly increase noise levels (typically, a doubling of traffic volume is necessary to result in a change in noise level that a human ear can perceive [3 decibels]).

Additionally, human activity on the site will generate noise of the same type, duration, and timeframes as at the existing Hutton School. The sound of children coming and leaving school, and on the playgrounds during recess would remain essentially as is. The use of power equipment for landscape and building maintenance, snow removal, site maintenance, etc. would continue on the site. As presently takes place, children and other neighborhood residents may use the outdoor facilities during summer months, weekends and after school hours.

The school hours and evening activities will not be changed from historic operations. They will be typical of a Spokane Public Schools elementary school. The range of noise is considered normal for the site and activities of the community.

Parking lots, driveway locations and student loading will be added to the site as a result of the project. The provision of a staff parking lot on the north side of the site and accessible from 24th Avenue will slightly change traffic patterns, but the impacts should be minimal. A new parking lot will also be constructed along the south side of the school with a new bus lane along the south side of the playfield.

The school buses would access the site along Plateau Road (proposed via Ivory Street) with a new bus loading/unloading zone along the playfield. This would result in a slight shift in traffic related noise (slow-moving traffic) along the school site. The bulk of this traffic would take place during typical school hours, dropping off students in the morning (8:30 AM to 9:30 AM), and picking them up in the afternoon (2:30 PM to 3:30 PM).

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

None. The city of Spokane regulates noise under Spokane Municipal Code Section 10.08.020 Public Disturbance Noise, and treats such noise as a public nuisance. Paragraph D lists public disturbance noises and references noise levels regulated by Washington Administrative Code 173-060-040 and exemptions under WAC 173-060-050. Subparagraph D3 includes various vocal noises on or near public street between the hours of ten PM and seven AM, and D5 covers noise caused by the operation of construction equipment between the hours of ten PM. and six AM. The state WAC, besides exempting temporary construction activity between the hours of ten PM. and seven AM, exempts the operations of motor vehicles when regulated by chapter 173-62 WAC.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Hutton Elementary School and playground have occupied the project site since 1921.

Surrounding land uses include:

South across Plateau Road—five single-family houses are directly across from the school building and western end of the site; and four single-family houses are directly across from the playground.

West across Plateau Road and 24th Avenue-a triangular Olmstead park with single-family houses beyond.

North across 24th Avenue – five single-family houses fronting 24th Avenue; and the back yards three single-family houses on the Christmas Tree Lane cul de sac.

East of Hutton Playground-backyards of three single-family houses that front along Ivory Street.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

The campus of Hutton Elementary school occupies the site. The building consists of the original 1921 front section, 1930 wings and gymnasium, and 1949 classroom wings. A free-standing wood frame classroom building, built in 1956, is in front of the building, and a small portable is at the rear of the southerly wing.

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

The wood-frame classroom building and portable unit will be removed from the site. The 1949 wings will be demolished to make room for the planned addition.

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

The Hutton Elementary School site is zoned RSF, Residential Single Family. The neighborhood surrounding the proposed school site is also zoned RSF.

Uses Allowed

<u>Section 17C.110.100</u> Residential Zone Primary Uses L[7]/CU-Schools are allowed with special limitations by Conditional Use Permit

7. Schools. This regulation applies to all parts of the <u>Table 17C.110-1</u> that have a note [7]. In the RA, RSF and RTF zones, a one-time addition to schools is permitted, provided the addition is less than five thousand square feet and five or less parking stalls located on the same site as the primary use. The addition and parking are subject to the development standards of the base zone and the design standards for institutional uses. New buildings or larger additions require a conditional use permit and are processed as a Type II application.

The project will go though the Conditional Use Permit process

Development Standards

Within Chapter 17C100, Table 17C.110-3 lists development standards. Applicable standards include: Maximum Building Coverage – 40% Maximum Roof Height – 35 feet Maximum Wall Height 25 feet Yard Setbacks – Front, 15 feet; Side, 5 feet; and rear, 25 feet

Sections 17C.110.210, Building Coverage, and 17C.110.215 Height are intended to control the overall bulk and height of structures so as not to overwhelm adjacent single-family residential structures.

Again, it is noted that the Hutton campus is within a residential zone with maximum height limits of 25 feet for a wall and 35 feet to the peak of the roof, and that the new additions will be below the roof peak height.

Other sections that provide design guidance include: Section 17C.110.230 regulates fence height and placement; Section 17C.110.245 regulates Parking

and Loading (see <u>chapter 17C.230 SMC</u>,); Section 17C.110.250 regulates Signs; and Section 17C.110.255 regulates Landscaping and Screening.

Design Transition Next to Residential Zone

<u>Section 17C.110.440</u> Transitional Sites, Articulation and Details provides guidelines for avoidance of bulky and institutional buildings and covers varied building heights, difference materials used on first floor, different window types, colors, offsets, projecting roofs, recesses, and varied roof forms or orientation. <u>Section 17C.110.500</u> Institutional Design Standards are intended to maintain compatibility with, and limit the negative impacts on surrounding residential uses.

<u>Section 17C.110.515</u> Buildings Along the Street, is intended to ensure that some part of the development of a site contributes to the liveliness of sidewalks. Paragraph 1. States "New development shall not have only parking lots between the buildings and the streets."

<u>Section 17C.110.545</u> Transition Between Institutional and Residential Development: The purpose of this provision is to ensure compatibility between the more intensive uses in and lower intensity uses of adjacent residential zones. Paragraph B. Design Standards states:

"Code provisions require lower heights for portions of buildings that are close to single-family residential zones. In addition, any side of the building visible from the ground level of an adjacent single-family residential zone shall be given architectural treatment using two or more of the following:"

1. Architectural details such as: projecting sills; canopies; plinths; containers for season plantings; tilework; medallions.

- 2. Pitched roof form.
- 3. Windows.
- 4. Balconies.

The proposed project will also comply with the following provisions of the code: <u>Section 17C.110.550</u> Treatment of Blank Walls <u>Section 17C.110.555</u> Prominent Entrances <u>Section 17C.110.560</u> Massing <u>Section 17C.110.565</u> Roof Form

The site of the proposed new Hutton school is within and adjacent to and RSF single-family zone that surrounds the site. The school design will meet the transitional requirements of Section 17C.110.545. The additions will be set back relative to the historic building (which is over 43 feet from grade to roof peak).

The original 1921 classroom building and the 1930 additions will be retained, with the main entry to the building remaining on the west side as it has for the past 90 plus years.

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

The site and surrounding neighborhood is designated as Residential 4 to 10, a low-density single-family use. (Land Use Plan Map, January 2012).

The site is in the Rockwood Neighborhood.

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

The site is not within a shoreline.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No. The city of Spokane "Priority Habitat and Species" Map (4/5/2007) does not indicate any habitats or priority species associated with the Hutton Elementary School site.

A review of the US Fish and Wildlife Service Wetlands Mapper for USGS 7.5 minute Quadrangle Spokane SE (<u>http://wetlandsfws.er.usgs.gov/i</u>) does not indicate wetlands within 200 feet of the site (7/17/2013).

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

According to the staff directory, there are approximately 25 teachers and 16 support and administrative staff assigned to the school (Spokaneschools.org - Hutton Elementary Website, 7/17/2013). Current student population is about 484 (Trip Generation Memo, 8/2/13). The planned enrollment is 550 students (target enrollment average, but up to 580 students) that use the site during the school year.

The new school is planned to have Special Education classrooms that the existing school does not have. Thus, new employees and students may be added as a result of the proposed project. The primary objective of the project is modernization of the existing school (by renovation and addition to replace old classroom wings, wood-frame classroom building, and portable), not a project that significantly expands its capacity.

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

No people would be displaced.

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

N/A

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

The proposed project is renovation and addition to an historic neighborhood elementary school. The historic Hutton School, has been in use on this site since 1921 and has evolved to its present configuration through 1956. Indeed the Hutton School preceded all of the houses opposite its campus along 24th Avenue and Plateau Road.

The site and surrounding neighborhood is designated as Residential 4 to 10, a low-density single-family use.

The city of Spokane zoning ordinance allows schools within single-family zones by Conditional Use Permit. <u>Section 17C.110.100</u>.

Spokane Public Schools will work with the city of Spokane to meet the criteria of the Conditional Use Permit Application.

The front wings and auditorium/gymnasium of the historic Hutton Elementary School will be retained and renovated. The existing main entry will remain as the front door to the school. The new two-story addition will be set back and behind the historic building providing a clearer separation from the historic 1930 wings than presently exists. The new two-story façade will be at grade and set back further from Plateau Road than the existing. The wing will, however, extend further east on the site following the curve of Plateau Road to about the alignment of the Arthur right of way. The public facade facing Plateau Road on the south, will be an articulated brick wall with significant areas of glass. A new parking lot will extend along the new wing and will be separated from Plateau Road by a sidewalk and street trees.

On the north side along 24th Avenue, the existing 1949 wing will be demolished to reestablish the prominence of the 1930 wing. The new kitchen/cafeteria and gymnasium cluster will be set back well back from 24th Avenue (existing wing ranges from 30 to 37 feet back from curb; new building would be about 90 feet back from curb). In place of the classroom wing will be a staff parking lot with the asphalt play area to the east.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, 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:

N/A

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 height of the historic Hutton Elementary School is from floor grade to ridge of roof is 38'7". Floor grade is 5 feet above site grade, thus the ground to roof peak is 43'7". The historic building will be retained and renovated.

According to the current building drawings, the new Hutton Elementary School south classroom addition (two stories) would have a maximum wall height of 31 feet from grade to top of parapet. The mechanical penthouse, set back from the façade plane will be 35 feet in height. The north wing with gymnasium and multipurpose room would also have a height of 35 feet. The wall heights of the additions will be lower than the historic building.

The principal building materials will be traditionally detailed brick with cast concrete accents and aluminum-framed windows. Stucco and other accent materials may also be used.

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

No designated view corridors are in the vicinity of Hutton Elementary School, thus no significant or designated views would be adversely impacted by the proposed building.

The dominant feature in the project vicinity is the historic Hutton School. The historic views of the 1921 central section and 1930 end wings will be reopened

from the Olmstead triangle park by the removal of the 1956 wood-frame classroom building.

Views from across Plateau Road would be altered by removal of the 1949 wing and replacement by the proposed new addition. The façade will be set back from the existing, but will be slightly taller and extended further east. Street trees would be planted along segments of the school frontage in front of the new wing.

Views from across 24th Avenue will be opened to the side of the historic auditorium/gymnasium, with a staff parking lot replacing the razed 1949 wing. The new kitchen/cafeteria/gymnasium complex will be set back and extend from the rear of the historic gymnasium.

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

A substantial number of the existing mature pine trees west of the historic school building are planned for retention. Additional street trees will be planted along Plateau Road and 24th Avenue. The existing and proposed trees will partially screen and soften the edges of the building.

The historic front and main entry of Hutton will be refurbished and remain as the front door to the school. The removal of the 1956 classroom building will reopen the historic view. This historic building will retain a prominent position in front of the new additions that will be subservient to the original building. The proposed parking lot will be small and landscaped to reduce the appearance of the asphalt; the landscaping, however, should be low profile so as not to obscure the reopened views of the historic school.

The proposed addition will be masonry with a flat roof. The facades will be traditionally articulated and dominated by windows (except the north façade of the gymnasium/kitchen and cafeteria cluster. The additions will be complementary but not attempt to mimic the historic school.

11. LIGHT AND GLARE

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

The site of the existing school has a lighting system that consists of yard, street and lighting around the perimeter of the site, and internal building illumination. This lighting is visible to the existing residences across 24th to the north and Plateau Road to the south. Site lighting will be provided for all new parking areas (including the small lot replacing the west classroom building), new driveways, and selected pedestrian walkways. Parking lot lighting will use luminaries with horizontal cut-off and 20-foot poles. Pedestrian walkways will use luminaries with horizontal cut-off and 12-foot poles. Building-mounted lighting will be provided at entries and selected areas. Lamps for site lighting will be metal-halide or LED. Lighting levels will be approximately 1.0 footcandle. Light would also be emitted through glass windows from within the building. No atypical glare would result from the project.

The exterior luminaries will be vandal resistant and will have automatic controls.

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

No, it is not expected that light or glare from the building and grounds would cause a safety hazard. There are no designated views in the vicinity of the school. There are single-family houses across the school along Plateau Road and 24th Avenue. Although the specific light characteristics will change with the new building addition, such change is not expected to be significant or intrusive.

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

None

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

Lighting would be designed to reduce the horizontal dispersion of light to adjacent offsite properties. Site lighting should be minimized during non-use hours to that required for security so as to minimized impacts to across-the-street off-site residential properties. Exterior and interior lighting will be turned off during non-use hours with occupancy sensors and energy management systems.

12. RECREATION

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

Hutton School provides a grass playfield, approximately 2.5 acres in area, that has two softball backstops. There is also typical playground equipment on soft surfaces. Asphalt-paved hardsurface play areas with tetherball, basketball courts and other play courts are between the school buildings and grass field. The school also has a gymnasium/auditorium.

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

The project would reconfigure and better organize the existing hard surface play area, but slightly reduce the area covered by asphalt. Extension of the classroom building would also slightly reduce the grass play area, but have only minor impact on activities.

Planned within the school building are a new larger gymnasium and a multipurpose room that would have limited availability to the local community.

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

See b. above.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on or proposed for national, state or local preservation registers known to be on or next to the site? If so, generally describe:

The existing Hutton School is listed in the National Register of Historic Places, as a contributing structure to the Rockwood National Historic District (established 1997). The district encompasses a rectangular boundary running from Rockwood Boulevard on the north to 29th Avenue on the south. Arthur Street and Hatch Street form the east and west boundaries, respectively. The district features the landscape and subdivision design-work of the Olmstead Brothers of Bookline, MA

Designed by the architectural firm of Rigg & Van Tyne, in the Spanish Colonial Revival style (Spanish Eclectic), the six-room Hutton School was opened in 1921. Compatible classroom wings with four rooms and an auditorium/gymnasium were added in 1930. Although portions of this 1921-1930 structure are intact some changes have taken place over the years. In 1949, two-story classroom wings were added to the north and south ends of the building, extending easterly from behind the 1930 wings. A free-standing wood frame classroom building was constructed on the west side in front of the school in 1956. This structure obliterated the historic view of Hutton School from the west (and historic Olmstead triangular park).

The house at 915 East 24th Avenue was determined as a contributing structure to the Rockwood National Historic District. Built in 1939, the Art Moderne

house was altered during a 2006 remodel and its current historic status has not been reevaluated.

b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site:

The site is within a single-family neighborhood that was developed over two distinct periods, the first and most significant between about 1908 and 1942. Many of these houses are along Garfield Road, the north-south spine of the Rockwood Historic District.

The area east of Garfield along 24th Avenue and Plateau Road was predominantly developed after the construction of Hutton School. The corner houses at the intersection of 24th Avenue and Plateau Road were built between 1916 and 1942 and are contributing properties to the Rockwood District. East of these Garfield corners, the single-family houses along the streets opposite the school were developed in the late 1960s and 1970s. Two exceptions to this are two houses built in 1955 and 1939 (remodeled in 2006) that are over fifty years old. Only the house at 915 E.24th is included as a contributing property in the Rockwood Historic District (1939, Art Modern style). This house, however, was remodeled in 2006 and has not been reevaluated.

c. Proposed measures to reduce or control impacts, if

any:

The 1956 classroom building west of and in front of the historic front wings of the Hutton School will be removed, opening up historic views of the school from the west. A small parking lot will be placed within the footprint of the removed building. The lot will be landscaped, but it is recommended that low profile plants (that do not significantly obscure the reestablished view of the historic school) be used.

The 1949 classroom wings and portable unit to the east will be removed. The original 1921 building and the 1930 wings on the north and south ends, and the auditorium/gymnasium will be retained and renovated. Further, the historic front entry will remain the main public entry to the building. The renovation will retain the major public spaces such as entry vestibule and central hallway. The auditorium/gymnasium will be renovated and converted to a library with the original space.

The new additions will be to the rear of the historic wings with the original building retaining its historic presence. The new classroom wing to the rear and along the north side of Plateau Road will be set back (relative to the existing wing) and distinguished from the historic building in massing, style and use of materials. It will, however be complementary to the historic building. Likewise, the wing housing the new gymnasium and cafeteria along 24th Avenue will be set behind the historic building and not compete with its historic presence.

Neither the 1949 additions nor the 1956 classroom building are structures that contribute to the historic character of the original 1921 building or the 1930 additions. As mentioned, the 1956 classroom building intrudes on the historic view of the prominent front facade of the original building.

14. TRANSPORTATION

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

Existing Street System

The Spokane Public Schools Hutton Elementary School is bounded by 24th Avenue on the north and Plateau Road on the south. These roads cross at the west boundary of the school site and, just west, intersect with Garfield Road, the major access to and through the neighborhood.

(Note: the Hutton Elementary School Trip Generation Design Study Memo (8/2/2013) for the proposed project is by this reference incorporated herein.)

Grand Boulevard is a principal arterial that extends from 57th Avenue on the south to the Washington/Stevens Couplet near downtown to the north. The posted speed limit is 30 mph, with exception of 20 mph at school zones.

Rockwood Boulevard is a collector arterial that connects with Grand via 17th Avenue, also a collector arterial.

Garfield Road is a local neighborhood street that provides access between Rockwood Boulevard to the north and 29th Avenue to the south.

24th Avenue, is a local neighborhood street that provides access to Hutton School from Garfield Road and ends at the Arthur Street right of way (not an improved street).

Plateau Road is a local neighborhood street that provides access to Hutton School between Garfield Road on the west and Ivory Street on the east.

Ivory Street which is proposed for use by three-to-four fixed-route school buses during days classes are in session, is a short street that connects Plateau Road and Rockwood Boulevard via Rockwood Pines Road. The one

block segment between Rockwood Pines Road and Plateau Road, because of encroachments by adjacent property owners has only a 20-foot pavement width.

Access to Hutton School

As mentioned, Plateau Road forms the southern boundary of the school and presently provides access for staff, parent, and visitor vehicles, school buses, bicycles, and pedestrians. Likewise 24th Avenue, the northern boundary of the site provides access for staff, parent, and visitor vehicles, bicycles, and pedestrians. Since there is no parking on the site, there are no driveways to the site. There are paved drop-off/pick-up lanes along Plateau Road and 24th Avenue (although the lane along 24th Avenue is, essentially, a widened asphalt sidewalk).

The proposed project would have two driveways on Plateau Road along the south side of the school site for a proposed new parking lot. Also along the south side, along the playfield, is proposed a bus pullout lane for student loading and unloading. Along 24th Avenue, two new driveways are proposed: one west of the school building to access the proposed new visitor parking lot in front of the school, and one behind (east side) the school building to access the proposed new staff parking lot and delivery lane.

Additionally, a cul de sac will be developed at the end of 24th Avenue.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. The nearest route is Spokane Transit Authority's (STA) Route 44 29th Avenue, about 0.4 miles west, that runs along Grand Boulevard and 29th Avenue which provides 30-minute service between 6:14 am and 6:50 pm, and 60-minute service between 6:50 pm and 10:50 pm from downtown. The route runs along Grand Boulevard with a stop at 25th Avenue, about 0.4 miles west of the front door of Hutton School

c. How many parking spaces would the completed project have? How many would the project eliminate?

Existing Parking

There is currently no parking provided on the Hutton School campus. Two handicapped spaces are on 24th along the south side of 24th Avenue.

Parking is allowed along 24th Avenue and along Plateau Road, except for the loading/unloading lane along the side of the school.

Proposed Parking

The proposed construction of the modernized Hutton Elementary School is presently planned to provide 50 parking spaces for staff and visitors. Three lots would be provided. One lot with up to 10 spaces would be within the footprint of the removed classroom building west of the historic school building. A lot for about 18 spaces is proposed along the north side of the school with access from 24th Avenue. A lot along the south side of the school with access from Plateau Road would park approximately 22 cars.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

The proposed project would widen both 24th Avenue and Plateau Road along the school site for parent drop-off lanes (reconfigure curbs) and bus loading (reconfigure curbs). A parent drop-off lane would be reconfigured in front of the school along Plateau Road in conjunction with the development of a parking lot.

The vehicle turn-around/cul de sac at the east end of 24th Avenue would be improved per coordination with the city of Spokane.

A block long segment of Ivory Street between Rockwood Pines Road and Plateau Road, although having dedicated public right of way, has been encroached upon by adjacent property owners and effectively narrowed to a 20-foot pavement width.

The traffic report cites the city of Spokane minimum curb to curb pavement width for a local access street as 27 feet (with restricted parking). On the other hand the AASHTO "Greenbook" indicates that a paved section of 18 feet can be sufficient for roadway supporting less than 400 vehicles per day with a speed of under 30 mph.

e. Will the project 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? If known, indicate when peak would occur.

(Note: the Hutton Elementary School Trip Generation Design Study Memo (8/2/2013) for the proposed project is by this reference incorporated herein.)

Traffic Impact and Design Analysis

Traffic conditions were analyzed for peak generator hours of the school: student arrival typically between 8:30 and 9:30 AM, and student departure, typically between 2:30 and 3:30 PM. It is noted that the peak AM school traffic nearly coincides with the AM peak commute traffic (non-school traffic). The peak PM commute traffic (non-school) is typically from 5:00 to 6:00 PM. The traffic study was coordinated with City of Spokane traffic engineering staff to be consistent with City process. The analysis used a projected 2013 build out year with the current level of staffing and student enrollment. The report looked at key intersections and roadways for levels of service and capacities per City request.

Total Trip Generation Existing School

The analysis is based on a range of 550 to 580 students (Table 1 in report states a 550 student capacity-ITE Trip General Manual considers all trips based on Elementary School student enrollment, land use code 520. The current 2012/2013 enrollment is 484 students according to the traffic report.

According to the traffic report:

A 550 student capacity school generates 750 weekday trips with about 261 trips generated in the AM peak generator hour (144 in/117 out) and 162 trips generated during the PM peak generator hour (73 in/89 out).

"Approximately 28 percent of school trips are expected to/from the north and 27 percent to/from the south of the 24th Avenue/Plateau Road intersection. Approximately 40 percent of trips are expected to/from Arthur Street south of Plateau Road. Finally, up to 5 percent of trips are expected to/from the lvory Street connection to Rockwood Pines Road, and by extension Rockwood Boulevard. It is projected that 44 percent of vehicles will park or stage in areas located along, or as accessed off 24th Avenue; 43 percent will park or stage off or along Plateau Road west of Arthur Street (including three buses); and 13 percent of vehicles park or stage on Plateau Road east of Arthur Street (including 3 buses with potential for two more buses during "overload" situations)."

Site Design Improvements Identified in Traffic Report

According to the traffic report:

"Overall, site designs should improve traffic operations on adjacent streets. Currently all parents, staff, visitors, and buses park and/or stage on 24th Avenue and Plateau Road directly adjacent to the school, resulting in congestion during school peak generator hours. With proposed design, 50 to 54 parking stalls will be provided onsite so staff and visitors do not have to park on adjacent streets. Standard buses would drop-off or pick-up students on Plateau Road east of Arthur Street, separating parent and bus activities. Finally, pull out lanes will be provided to better accommodate dropoff and pick-up activities out of the way of street traffic.

A cursory design review was performed to assure safe and adequate access to the school as a result of access changes proposed by SPS officials. The observation of intersection conditions lead to some concern regarding the safe operation of the 24th Avenue/Plateau Road intersection, as parents do not employ safe practices in travel through this unsignalized intersection. In addition, the Ivory Street connection between Rockwood Pines Road and Plateau Boulevard is narrow compared with City standards; although the AASHTO Greenbook indicates the paved width is acceptable given the low volume and reduced speed conditions.

No other design issues were noted. However, given the issues identified above, the following recommendations have been provided with this study:

1. Petition the City to develop a two-or four way stop at the 24th Avenue/-Plateau Road intersection.

2. If SPS officials wish to maintain the bus pullout at the proposed location east of Arthur Street, options to mitigate pavement with deficiencies include:

- Develop a half cul-de-sac or hammer-head to allow busses to turn around and access the bus zone on Plateau Road.
- Widen Ivory Street to the City standard 27 feet for the operation of two-way traffic.
- Enforce one way restrictions to allow for the operation of southbound traffic only.

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

Proposed mitigation is discussed above in section 14f.

15. PUBLIC SERVICES

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

The project will serve existing student enrollment by construction of a modernized Hutton Elementary School on its same site. No new services would be required as a result of the proposed project.

Fire: Fire Station 11 at 3214 South Perry Street is 1 mile south, about 4 minutes, via Arthur Street south of Hutton School. Fire Station 9, 1722 South Bernard Street, is about 1.4 miles north via Grand Boulevard, about 6 minutes. Fire Station 14, 1807 South Ray is about 2.7 miles, 8 minutes, via Ray Street and 29th Avenue.

Police: City of Spokane Police Department based in the Public Safety Building at West 1100 Mallon Avenue, 3.5 miles, about 15 minutes via Grand Boulevard and 25th Avenue, to the existing Hutton School.

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

Fire: The project developer will coordinate with the fire department regarding access to and through the site and to the structures, and fire protection measures within the buildings.

16. UTILITIES

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

Water, sewer, storm water, electricity, natural gas, telephone, and other communications are available to the site. Service for all are currently provided to the existing Hutton School. According the to Schematic Design Report (6/2013), the utilities running through Arthur Street include water, electrical power, natural gas, and telephone (and fiber). Segments of the natural gas, water, and overhead lines will need to be realigned to accommodate the footprint of the new addition. The overhead lines are planned to be placed underground.

Water – Six-inch water mains are along 24th Avenue and along Plateau Road. Service to the existing building is provided from the line in Plateau Road. A

twelve-inch water main is along the alignment of Arthur Street and crosses the site in the vacated Arthur right of way.

Sewer – An 8-inch sewer is in 24th Avenue, and an 8-inch main is in Plateau Road. Service is provided to the existing building via the line in Plateau Road

Storm Sewer – Stormwater in the site vicinity is captured by in-street catch basins that discharge into the 8-inch sewer lines.

Currently storm water is absorbed on the site and runs off to the street and catchbasins to the city sewer system. Rooftop runoff is piped directly to the city's sewer system.

The city requires that all storm water and surface drainage generated on-site be disposed on-site in accordance with SMC 17D.060, Storm Water Facilities. According to the geotechnical report, soil and bedrock conditions will require alternatives to drywells. Accordingly, the existing methodology of connecting roof drains to city sewer may continue to be used. Runoff from impervious surfaces will use grass swales with gravel galleries below them, and other grass landscaped areas for stormwater disposal. The project civil engineer will coordinate with the geotechnical consultant and city of Spokane to develop a suitable system for the site.

Electrical - Avista Utilities provides electrical service to the existing school via a feed from an overhead line along the vacated Arthur right of way. The project will coordinate with Avista to place the lines into the site underground if possible.

Natural Gas - Avista Utilities serves the existing school with natural gas service via a line in the vacated Arthur right of way.

Telephone/Communications - Telephone service is available to the existing building. The school communications services involve fire alarm, clock, intercommunications, and telecommunications. New telephone and fiber optic, services will be extended to the basement equipment room.

Refuse service - The city of Spokane provides residential and commercial collection.

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 00..vicinity which might be needed.

This information is discussed in 16a above.

C. SIGNATURE

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the <u>agency</u> may withdraw any determination of nonsignificance that it might issue in reliance upon this checklist.

Date: <u>9/3/2013</u> Proponent: <u>Spokane School District No. 81</u> (Please Print or Type)

Proponent:(representative) Address/Phone: Gregory S. Brown, AIA Director of Capital Projects Spokane School District No. 81 2815 E. Garland Avenue (509) 354-5775

(Signature)

Person completing form: <u>Jim Kolva</u> Date: <u>9/3/2013</u> Phone: (509) 458-5517 email: <u>Jim@Kolva.comcastbiz.net</u>

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: <u>Gregory S. Brown, AIA</u> Based on this staff review of the environmental checklist and other pertinent information, the staff:

A. X Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance.

B._____ Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of non significance with conditions.

C._____ Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance.

APPENDIX A MAPS, PHOTOS & FLOOR PLANS





HUTTON ELEMENTARY SCHOOL AERIAL PHOTO - SITE LOCATION











APPENDIX B

DISTRIBUTION LIST

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Spokane Regional Clean Air Agency 3104 E. Augusta Avenue Spokane, Washington 99207 awestby@spokanecleanair.org

Spokane Regional Health District 1101 W. College Ave. Spokane, WA 99201-2095 emeyer@srhd.org

City of Spokane Traffic Engineering pkellst@spokanecity.org

City of Spokane Neighborhood Services – Rockwood Neighborhood. <u>rminarik@spokanecity.org</u>; Dean Lynch, Chair - flynch10@comcast.net

City of Spokane Planning Services

City of Spokane Fire Department ljones@spokanefire.org

City of Spokane Engineering Services ktwohig@spokanecity.org; ebrown@spokanecity.org

Spokane Historic Preservation Office kgriffin@spokanecity.org

Spokane Public Library South Hill Branch and Main Branch

MMEC Architecture & Interiors doug@mmecarchitecture.com

Bill White, Traffic Engineer, Morrison Maierle, Inc. bwhite@m-m.net