



Capital Planning and Construction Department

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SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) Tyee High School Replacement

*Copies of the documents pertaining to this SEPA determination are available for review during regular business hours at the Highline Public Schools office at the address listed above. **Please submit your written comments by 5:00 pm, March 24, 2023 to Ms. Ellie Daneshnia at the physical or email address above.***

Description of Proposal: Highline Public Schools intends to reconstruct the existing Tyee High School on its same site. The proposal is to demolish the existing 129,000 SF Tyee High School and replace it with a new 210,000 SF educational facility serving grades 9-12. The school will have the same capacity as the existing school of 1,200 students. Students will be relocated to Olympic Interim School during construction.

The existing football field, track and grass field will remain in the same location but will be improved to either new turf or synthetic turf and spectator seating added. Field lights are being considered for the football field depending upon available funding.

Visitor and bus access to the site will be separated. One primary parent drop-off/pick-up loop will be at the signalized access from S 188th Street via 46th Avenue S on the east end of the site. The existing west driveway to S 188th Street will remain and primarily serve buses and staff parking and also serve trips to/from Chinook Middle School and the southern extents of the driveway (same as existing). An additional access will be constructed between the two existing access points to allow westbound exiting students/parents to by-pass the 46th Avenue S signal. The additional access will be restricted to right-in/right-out only. The completed project will provide approximately 200 vehicle parking spaces. Additionally, frontage improvements will be provided within the existing right-of-way as mutually agreed upon with the City of SeaTac.

Location of Proposal: 4424 S 188th St, SeaTac, WA on King County tax parcel nos. 3423049044 and 3423049340. Section 34, Township 23, Range 4.

Proponent & Lead Agency: Highline Public Schools (HPS)

Public and Agency Comments: This SEPA Threshold Determination is based on the public record, including comments received from agencies, tribes, neighbors, and other interested parties via publications, and postings conducted by HPS. HPS most recently issued a public notification of the SEPA notice of consultation on October 28, 2022, requesting the submittal of comments by November 29, 2022. WA Department of Archaeology & Historic Preservation

(DAHP) and the City of SeaTac commented on the proposal. The DAHP comments were related to the existing school's eligibility for listing in the National Register of Historic Places and request for further consultation between the District and DAHP to mitigate potential adverse impacts. The City comments initially requested more time to review the application prior to issuing the Determination and were followed by comments related to code compliance, which did not substantively change the proposal. Additional environmental information has been incorporated into the final environmental checklist.

FINDINGS OF FACT:

1. Earth – A geotechnical report has been prepared for the proposal. Approximately 39,500 CY of fill and 34,500 CY of cut are anticipated. Strippings and topsoil removal are estimated to amount to 8,250 CY. After completion the site will be approximately 52 percent impervious surface. Construction will utilize temporary erosion controls including limiting mass earthwork to seasonally drier periods of the year, use of perimeter silt fences, stabilized construction entrances, and straw mulch in exposed areas.
2. Air – Demolition and construction activities have the potential to emit hazardous materials and dust if not handled properly. Demolition will follow the local and state regulations for the safe handling of hazardous building materials and follow the recommendations of the Hazardous Building Materials Report. During construction idling of construction equipment will be minimized, equipment will be maintained, and water sprays used to control dust.
3. Water – There are no surface water bodies in the vicinity. Stormwater will be collected onsite and routed through one of two threshold discharge areas. All storm drainage treatment features will be designed to meet or exceed standards in the City of SeaTac 2022 Stormwater Management Program (SWMP) Plan.
4. Plants - Approximately 92 trees together with understory vegetation will be removed within the development footprint. One existing memorial tree in the new courtyard area will remain and be protected. New landscaping will be planted using a combination of native and ornamental plantings and meet the standards of SeaTac Municipal Code Section 15.445.
5. Animals – The site is located in an urban area and likely contains typical animals such as songbirds and small mammals. The Puget Sound region is part of the Pacific Flyway. The proposal is not anticipated to cause impacts to endangered, threatened or sensitive species.
6. Energy and Natural Resources – Gas and electricity will be used to meet the school's energy needs. The project will conform to the applicable portions of the Washington Energy Code and comply with the Washington Sustainable Schools Protocol (WSSP). Geothermal wells and LED fixtures will be installed to enhance energy efficiency.
7. Environmental Health – The site soils have been tested for the presence of hazardous materials. Underground fuel storage tanks are present and a limited amount of petroleum contaminated soils is presumed. One soil sample contained a concentration of 42.1 mg/kg of arsenic, exceeding the cleanup level of 20 mg/kg, and the definition of elevated

concentrations of 40 ppm. Further action will be required to address arsenic and petroleum concentrations in soil and achieve compliance with Ecology regulations.

The existing school building's materials have been assessed for the presence of hazardous materials and documented in the Hazardous Building Materials Report. The Reports recommendations will be followed to ensure compliance with all state and local regulations for the safe handling of the materials. A spill prevention and control plan will be developed to prevent the accidental release of contaminants caused by construction into the environment.

8. Noise – Temporary short-term noise impacts typical of construction will occur. Construction will normally occur between the hours of 7:00 a.m. and 6:00 p.m. Noise associated with the school will be typical, associated with vehicular traffic and outdoor physical education and sporting events, and similar to existing conditions. The predicted noise levels from the mechanical equipment will be below the WAC 173-60: allowable limits at the receiving properties. Construction-related noise will be mitigated by locating stationary equipment away from receiving properties, turning off idling construction equipment, requiring contractors to maintain all equipment, and training construction crews to avoid unnecessarily loud actions near residential areas.
9. Land and Shoreline Use - The site is currently used as the existing Tyee High School. Adjacent to the west on the same parcel is the Chinook Middle School. Adjacent to the east of the site is Valley Ridge Community Center, and adjacent to the north and south of the site is single-family residential. The project will not change or affect current land uses on site or adjacent properties as the use will not change. All existing structures will be demolished. There are currently 1,200 students and approximately 110 staff serving the school and that is not anticipated to change with the proposal.
10. Aesthetics – The tallest height of the proposed building is 46 feet; the light poles at the football field will be 80 feet. Aesthetics will be enhanced with the proposal through the replacement of an aging school building and grounds with new construction using new building materials and new plantings. The proposal will conform to the City's required development and design standards.
11. Light and Glare – The proposal will include new building, site and sports field lighting. The photometric analysis demonstrates adequate site and field lighting while minimizing light spill at the adjacent residential property lines. The maximum light spill to the adjacent properties is predicted to be 0.0 footcandles to the eastern adjacent properties and 0.23 footcandles to the northern adjacent properties. All light fixtures will be shielded and directed downward to minimize glare.
12. Recreation – The existing school's onsite recreational resources will be temporarily impacted while they undergo reconstruction. The proposal will replace the existing sports and recreation facilities with new facilities that enhance their usability.
13. Historic and cultural preservation – The existing school was constructed in 1962. There are no known landmarks, features, or other evidence of Indian or historic use or occupation.

Washington Dept. of Archaeology and Historic Preservation (DAHP) has opined that the existing school campus is “eligible for listing on the National Register of Historic Places at the local level”. The District is engaging in further consultation with DAHP regarding the project, consistent with the Governor’s Executive Order 21-02, and has invited the Muckleshoot, Snoqualmie, Squaxin Island, Suquamish, and Tulalip Tribes to join the consultation process, to the extent the existing school campus or project site has an cultural significance to them. Should any archaeological artifacts be identified during construction, DAHP will be notified and work will stop until guidance is received.

14. Transportation – Visitor and bus access and circulation will be separated. The primary vehicular access will be at the S 188th Street / 46th Ave S signalized intersection. The existing west driveway will remain and serve buses and staff parking. An additional access will be constructed between the two existing access points for exiting students/visitors and will be right-in/right-out only. There are five full size school bus routes and five special education bus routes currently serving the school. There are two existing King County Metro bus stops in front of Tyee High School on S 188th St, which may need to be relocated along the frontage as mutually agreed upon with the city of SeaTac. As the school’s capacity will remain the same, no new vehicle trips are expected to be generated.
15. Public Services and Utilities – the proposal is not anticipated to generate an increase in the need for public services or utilities.

THRESHOLD DETERMINATION:

In reaching the Threshold Determination, the Responsible Official reviewed the completed environmental checklist, environmental information on file with HPS and public/agency comments, relying on the information therein to exercise substantive authority under the Washington State Environmental Policy Act, pursuant to RCW 43.21C.060. This Mitigated Determination of Nonsignificance (MDNS) is issued under the Washington Administrative Code (WAC) 197-11-340(2) and WAC 197-11-350 and pursuant to the criteria and procedures of WAC 197-11-300 through 197-11-340 and 197-11-390. The Responsible Official has determined that the proposal does not have a probable significant adverse impact with adherence to local, state, federal regulations and the incorporation of the following practices:

1. Soil remediation shall occur in accordance with the recommendations in the PBS Arsenic and Lead Soil Sampling Report and following Department of Ecology requirements. The construction workers shall be notified of elevated contamination levels.
2. Extra precaution will be taken to avoid escaping dust, soil, erosion, and water pollution during grading and site construction. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC).
3. Disposal of dangerous building materials are required to be handled according to the laws for the specific type of waste; the requirements of the Puget Sound Clean Air Agency and

Department of Ecology. The recommendations outlined in the Hazardous Building Materials Summary Report shall be followed.

4. All imported fill must be clean fill utilizing an approved source.
5. A Construction General Stormwater permit, if required, is to be obtained prior to clearing, grading, or excavation activities.
6. As part of the Governor's Executive Order 21-02 process, the District shall continue consultation with DAHP and any affected tribes to identify specific measures to mitigate or compensate for the loss of the existing school campus. The measures will be memorialized in a Memorandum of Understanding with DAHP.

The lead agency will not act on this proposal for 14 days from issue date (issue date: March 10, 2023). Comments must be submitted by 5:00 pm on March 24, 2023. Comments can be mailed or emailed to the address below. There is no agency appeal of this MDNS; appeals are governed by RCW 43.21C.075.

RESPONSIBLE OFFICIAL:

Ellie Daneshnia, Executive Director
Capital Planning and Construction
Highline School District

Date

Date of publication in the Seattle Times: March 10, 2023