EVERETT SCHOOL DISTRICT NO. 2
ENVIRONMENTAL CHECKLIST

Longfellow Site Redevelopment

February 2017

Prepared by the Environmental Consultant
For the Everett School District No. 2

BRENT PLANNING SOLUTIONS

Advocates, Advisors, Negotiators in Land Use Consulting

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

Project

Longfellow Site Redevelopment

Applicant

Everett School District No. 2
Attn.: Darcy Walker, Director of Facilities & Planning
Facilities and Planning Department

Environmental Consultant

Laura S. Brent, AICP
Brent Planning Solutions, LLC

February 2017

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WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

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 observations 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 help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

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.

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable: Longfellow Site Redevelopment

2. Name of applicant: Everett School District No. 2

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

Applicant:	**Everett School District No. 2**
Contact Person**:**	Darcy Walker, Director, Facilities & Planning
	3900 Broadway, Everett, Washington 98201
Phone:	425.385.4190
Email:	dwalker@everettsd.org

Environmental Consultant:	**Brent Planning Solutions, LLC**
Contact Person**:**	Laura S. Brent, AICP
	P.O. Box 1586, Mukilteo, Washington 98275
Phone:	425.971.6409
Email:	lbrent@brentplanningsolutions.com
Architect:	**Botesch, Nash & Hall**
Contact Person**:**	Andrew M. Hall, AIA
	2727 Oakes Avenue, Suite 100, Everett, Washington 98201
Phone:	425.259.0868
Email:	andy@bnharch.com

4. **Date checklist prepared:** Checklist was prepared in February 2017.

5. **Agency requesting checklist:** The City of Everett (City) is the agency with land use permit authority requesting the checklist. The Everett School District (District) is acting as the Lead Agency for environmental review and SEPA compliance for this project. This document has been prepared by the District's Environmental Consultant, Brent Planning Solutions, LLC (BPS) and project consultants, and has been reviewed and authorized by the District.

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

   The proposed Longfellow Site Redevelopment project (demolition of Longfellow Building and Annex, and redevelopment for additional parking) would begin upon approval and issuance of permits from the City of Everett, anticipated to be summer 2017 with completion anticipated by fall of 2017. Prior to the demolition the buildings items for salvage would be removed and the buildings abated.

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

   There are no future plans directly related to the proposal and the increased on-site parking area. The parking use provides the District flexibility for any potential future use of the site and maintains the compatibility with the stadium use. However, there are no plans beyond the parking use at this time.

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

   The following reports/information for this proposal are incorporated by reference:

   Demolition and Site Plans (9/19/16) ..... Botesch Nash & Hall
   Historic Property Report (August 2016) ..... Tierra Right of Way Services
   Project Narrative (October 2016) ..... Brent Planning Solutions
   Preliminary Environmental Site Assessment (8/25/16) ..... Alternative Environmental Technologies
   Site Redevelopment for Longfellow Building and Annex (12/14/16) ..... Everett Public Schools
   Subsurface Exploration and Geotechnical Engineering Report,
   Longfellow Building Site (1/19/17) ..... Associated Earth Sciences, Inc.
   Stormwater Site Plan Report (January 2017) ..... AHBL

Information in this checklist is based on the referenced material as well as information on the project from the applicant, consultants and research items. This information is available for review at the District.

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

Other approvals directly related to the proposal are listed in Item #10, and would be processed as part of the building permit process.

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

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

SEPA Determination/Compliance ..... Everett School District No. 2
Surplus Process .....Everett School District No. 2/School Board Action
Review I SPU Land Use Permit ..... City of Everett
Demolition Permit/Building Permit (retaining walls) ..... City of Everett
Electrical/Grading/Drainage/Public Works Permits ..... City of Everett

Other permits may be identified during the review and permitting process. Information in this checklist is based on the referenced material as well as information on the project from the applicant, consultants and research items.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The Everett School District (District) is proposing demolition of the Longfellow and the Annex buildings, and redevelopment of the area with new parking and landscape areas. The Longfellow Site Redevelopment project site contains two existing buildings and an asphalt parking lot. The entire project site area is estimated to be 2.56 acres with approximately 85% of impervious surface. The proposed development area is one acre, of which 80% is impervious surface. Currently there is approximately 59,764 SF of parking in the project site area, which would be redeveloped to add 25,464 SF of new parking area for a total of 85,228 SF of parking ultimately at this location. There would be 56 new parking stalls within the redevelopment area. The existing buildings (Longfellow 24,957 SF and Annex 7,470 SF) would be demolished to accommodate the redevelopment. The existing bus parking area and adjacent parking (east of the redeveloped area) would remain as shown on the Site Plan (see ***Figure 4 - Site Plan***). It is estimated that there would be 1,500 cubic yards of cut and 1,300 cubic yards fill required for the project.

Storm drainage improvements for the project site area would be designed to meet the City of Everett Stormwater Management Manual, as outlined by Minimum Requirements 1 through 5, 8, and 9, and amended by Interim Policy 2-11. Because the site drains to a combined sewer, flow control and water quality is not required for this project as it is within the combined sewer area in the City. The project is subject to Interim Policy 2-11 regarding stormwater control. As described within the Interim Policy, the term "forested land cover" shall be replaced by "existing site conditions." Due to the likelihood of reduced impervious surface on the project site (with removal of the buildings and added landscaping), flow control would not be required. The project site is in a developed condition and would have a net decrease of impervious surface and overall reduction of flow to the combined sewer.

The project would include the following elements:

1) Demolition of the Longfellow Building and the Annex Building
   - Salvage of any identified items in the Longfellow Building
   - Abatement (asbestos, lead paint, chemicals, heating oil storage tank)
   - Remove both buildings entirely and its contents including all footings.
   - Fill the void depression in the ground up to the level of the planned finished grade with structural fill compacted to 95%.
   - Electrical disconnect
   - Water and sewer disconnects/capping
   - Strip the existing asphalt paving between the buildings; to the east per plans.

2) New Construction
   - Excavation preparation for retaining walls on west side of the property, along Oakes Avenue.
   - Retaining walls would be constructed with rocks.
   - Contractor to verify 95% compaction of soils on the entire west side of the property.
   - Installation of new storm infrastructure as needed.
   - Layout of the new parking lot on the west side of the property.
     - Landscape islands
     - Landscaping project area
     - Pole lighting
     - Paving, signage and striping

The proposal would require Demolition/Electrical/Grading/Drainage/Public Works Permits from the City of Everett.

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.

The Everett School District's (District's) Longfellow Building address is 3715 Oakes Avenue and Annex address is 1906 37th Street in Everett. The project site area is within the northern-most portion of the 28.73-acre Memorial Stadium complex, which contains the District's Community Resource Center, Memorial Stadium with associated buildings/structures (including the District Athletics Building and Aquasox complex), and Longfellow Building and Annex, as well as a variety of parking lots and access/service driveways. The Longfellow Site Redevelopment project site contains two existing buildings and an asphalt parking lot. The project site is estimated to be 2.56 acres. The Snohomish County Assessor denotes the complex as within a single tax parcel, which is designated as #290529-003-001-00. The project site is within the southwest quarter of Section 29, Township 29 N., Range 5 E., W.M. within the city limits of Everett, Snohomish County, Washington (see ***Figure 1 – Vicinity Map, Figure 2 – Aerial Project Area Map, Figure 3 – Demo Site Plan, Figure 4 – Site Plan*** and ***Appendix A – Legal Description***). It appears that there are multiple historical addresses that have been utilized for the project site area, presumably because the project is contained within the larger Memorial Stadium complex. Additional addresses noted for the Longfellow Building and Annex are 3220 Broadway Avenue and 3800 Rockefeller Avenue.

Figure 1 – Vicinity Map

Longfellow Site Redevelopment Project Area

Figure 2 – Aerial Project Area Map

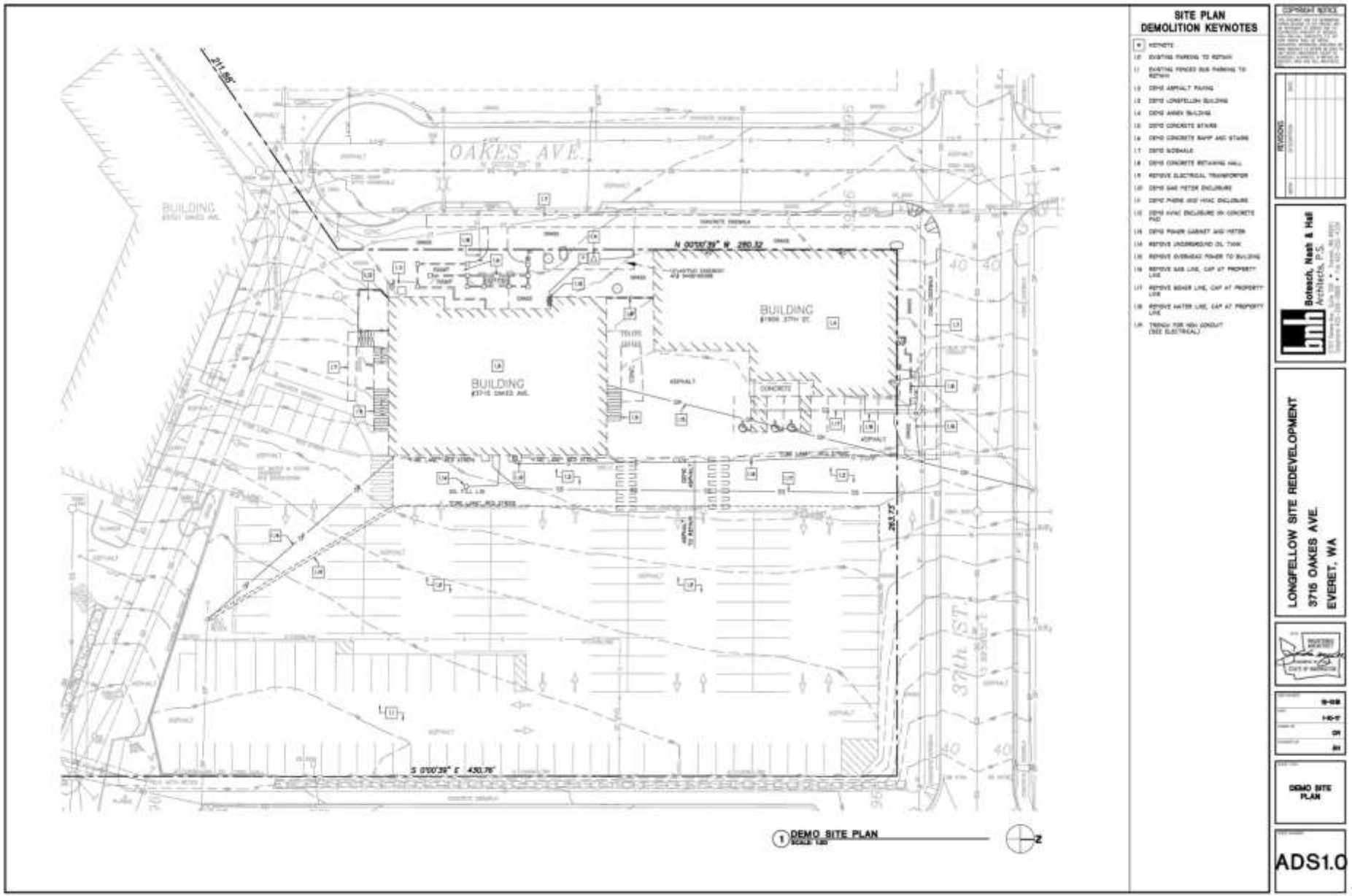

Figure 3 – Demo Site Plan

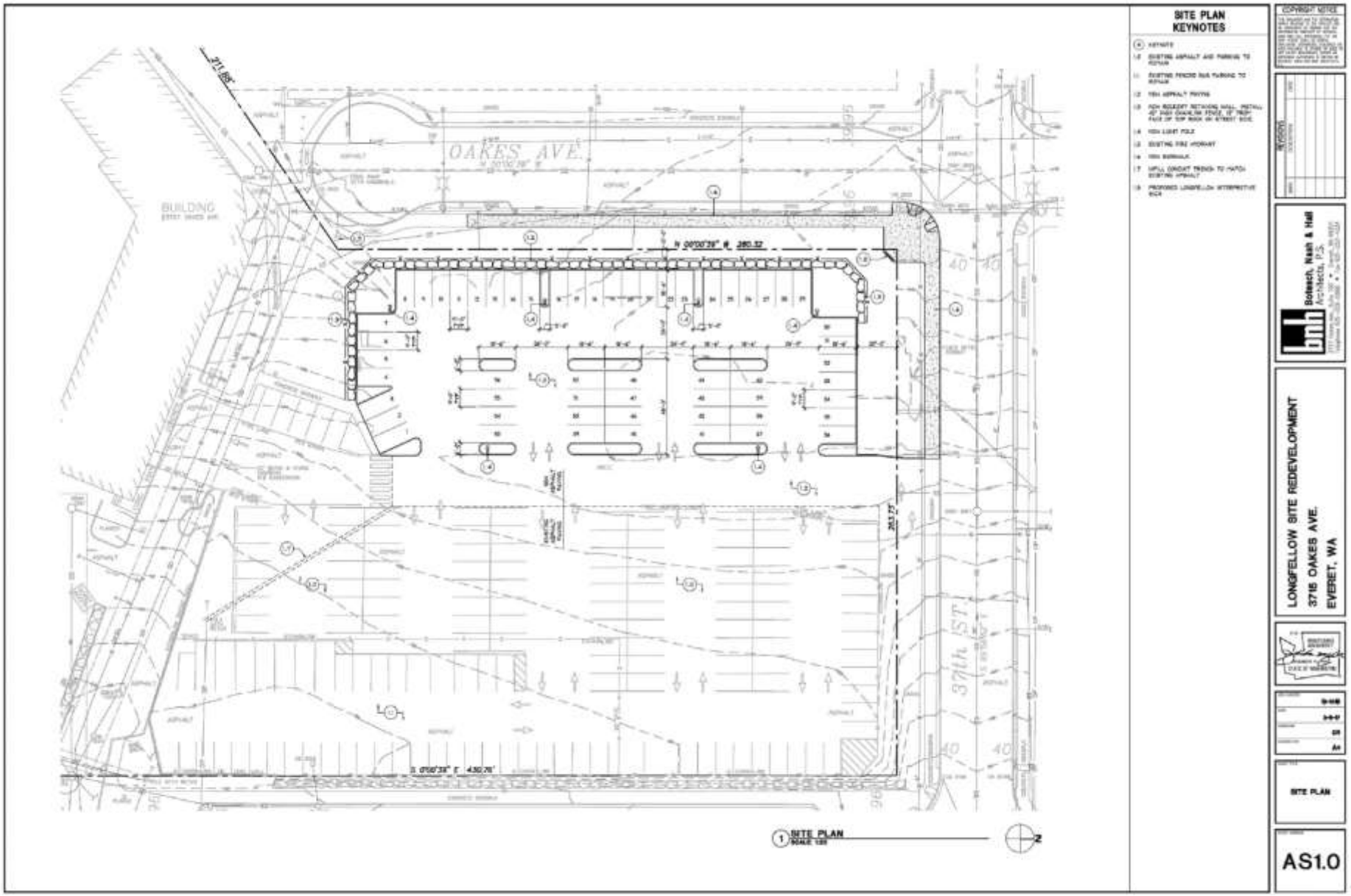

Figure 4 – Site Plan

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

The project area is currently developed with two buildings (Longfellow and Annex) and a parking lot. The topography within the developed site is significantly sloped along the perimeters; most significantly at the eastern boundary of the Longfellow Site Redevelopment project area. The redevelopment area is fairly flat with slopes along the perimeter.

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

The on-site slopes have been cut-in with retaining walls and building construction. Topography is depicted on the included engineering plans. The project site area ranges in elevation from 94± feet above sea level at the southeastern end to 118± feet at the northwestern corner. The existing parking area is gently sloping to the southeast.

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 prime farmland.

The project area soils are mapped as primarily Urban Land with incursions of Alderwood Urban Land Complex (8-15% slopes) as presented in ***Figure 5 – Soils Map***. No agricultural soil or uses are present.

A geotechnical engineering report was prepared for the Longfellow Site Redevelopment project, which found fill material in the exploration boring. Therefore, it is anticipated that, due to previous construction activities, pockets of existing fill may be encountered during the excavation for the proposed parking lot and associated improvements. Fill thicknesses can vary significantly over short distances, particularly in the vicinity of the pre-existing building foundations, buried utilities, and landscape areas. Existing fill is not suitable for support of new foundations, and warrants remedial preparation where it occurs below paving and similar lightly loaded structures. Structural fill or native pre-Fraser-age deposits are suitable for support of shallow foundations or new paved surfaces with proper preparation.

The site is underlain at shallow depths by medium dense to very dense, interbedded, glacially-overridden pre-Fraser-age sediments. These sediments are not a suitable infiltration receptor.

Source: Snohomish County Focus on Farming (interactive mapping at http://gis.snoco.org/maps/farming)

Figure 5 – Soils Map

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

Soil conditions are generally related to the historical use of the site and fill material that may exist on the site. The suitability of on-site soil use has been evaluated and would be reviewed during construction. A new perimeter rockery would be placed where the existing buildings are located, along the southwestern corner, western side and northwestern corner of the new parking area. There are no slopes within the redevelopment area that would require additional soil management practices.

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

There would be limited grading within the project area site for the Longfellow Site Redevelopment project improvements (see ***Figure 6 – Grading and Drainage Plan***). It is estimated that there would be 1,500 cubic yards of cut and 1,300 cubic yards of fill required for the project.

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

Surface erosion may occur as a result of clearing and grading operations. However, due to the gentle slope within the majority of the Site Redevelopment project area, and the developed nature of the area, erosion potential is expected to be minimal. Minor localized erosion may occur as a result of demolition/construction activities; however, that would not extend outside the project limits. A Stormwater Pollution

Prevention Plan (SWPPP) would be required and would include stabilizing soils within disturbed areas, and protecting exposed slopes. Use of on-site erosion control measures may include silt fencing, sand bags, storm basin inlet protection, stabilization of any exposed soils, protecting soils on slopes, and other standard construction erosion control practices would control potential on-site erosion.

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

The existing 2.56-acre project site area is developed with impervious areas consisting of two building structures and a parking area (see ***Figure 3 – Demolition Plan***). The parking area surrounds the buildings toward the east and south, while Oakes Avenue and 37th Street border the buildings toward the west and north. Stormwater is collected and conveyed into catch basins located on-site before discharging to the City's combined storm sewer system located on 37th Street.

The Longfellow Site Redevelopment project consists of the demolition of the existing buildings, the construction of a new parking area within the building footprints, and replacement of a concrete walk (which would include ramp improvements) along Oakes Avenue and 37th Street. The proposed development area of the project site is approximately 1-acre, of which 80% is impervious surface (see ***Figure 4 – Site Plan***). It is anticipated that there would be a slight reduction to impervious surface on the project site area (added landscaping). (Also, see ***Figure 6 – Grading and Drainage Plan, Figure 7 – Paving Plan and Figure 8 – Planting Plan*** for additional details.)

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

During demolition/construction a program of Temporary Erosion and Sediment Controls (TESC) would be employed using best management practices (BMPs). All temporary erosion and sediment control measures would conform to the Washington State Department of Ecology BMPs and/or other applicable regulatory bodies and be consistent with the City of Everett regulations. The project would incorporate adequate groundcover/protection for disturbed areas. (See ***Figure 9 – TESC and Demolition Plan*** for additional details.)

A preliminary Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the proposal. The preliminary SWPPP would meet the requirements of the City.

The Stormwater Site Plan Report also recommended that a Spill Control and Countermeasures Plan (SPCC) be put in place to provide spill prevention procedures and direction in the event of accidental spillage.

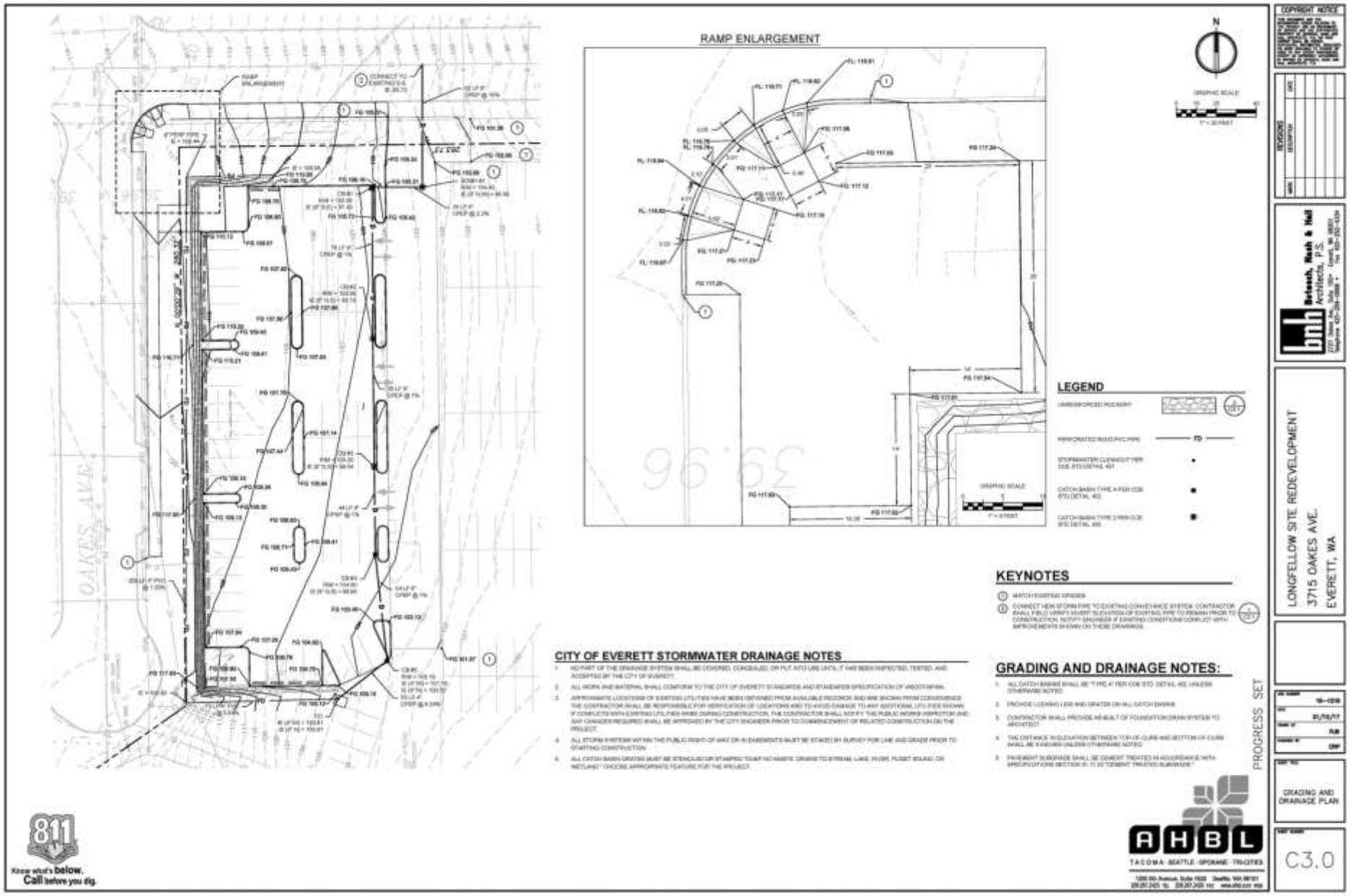

Figure 6 – Grading and Drainage Plan

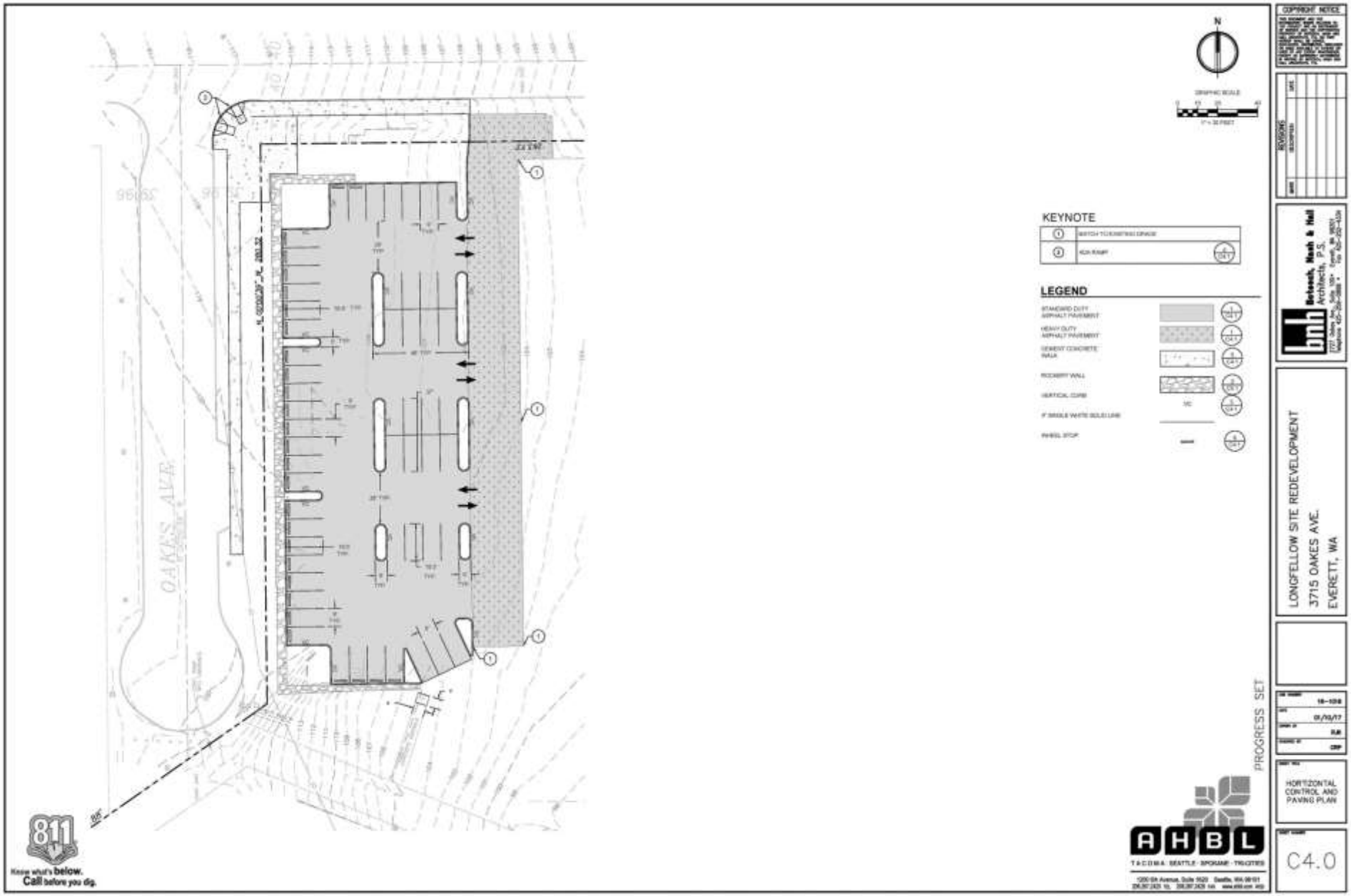

Figure 7 – Paving Plan

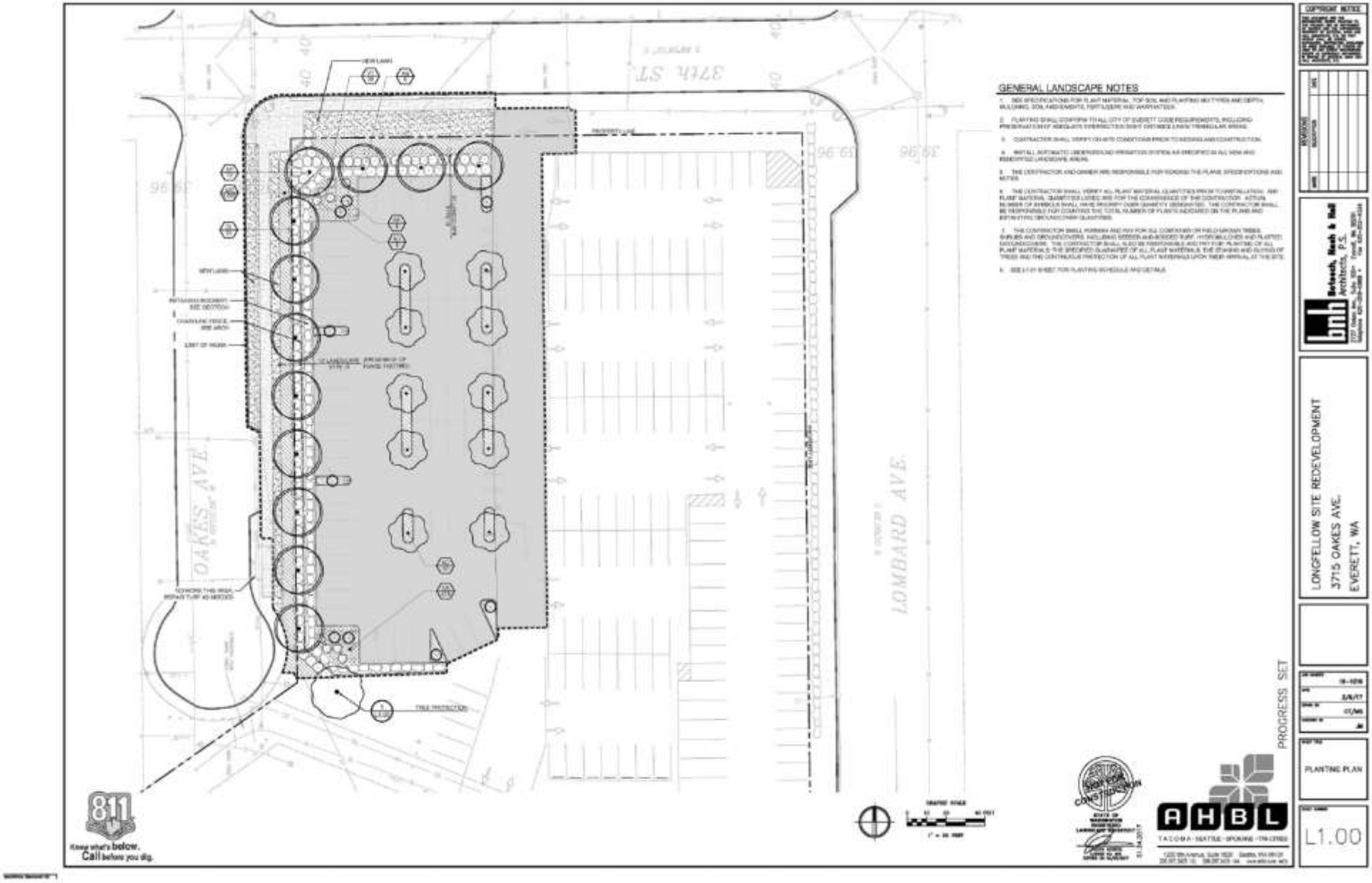

Figure 8 – Planting Plan

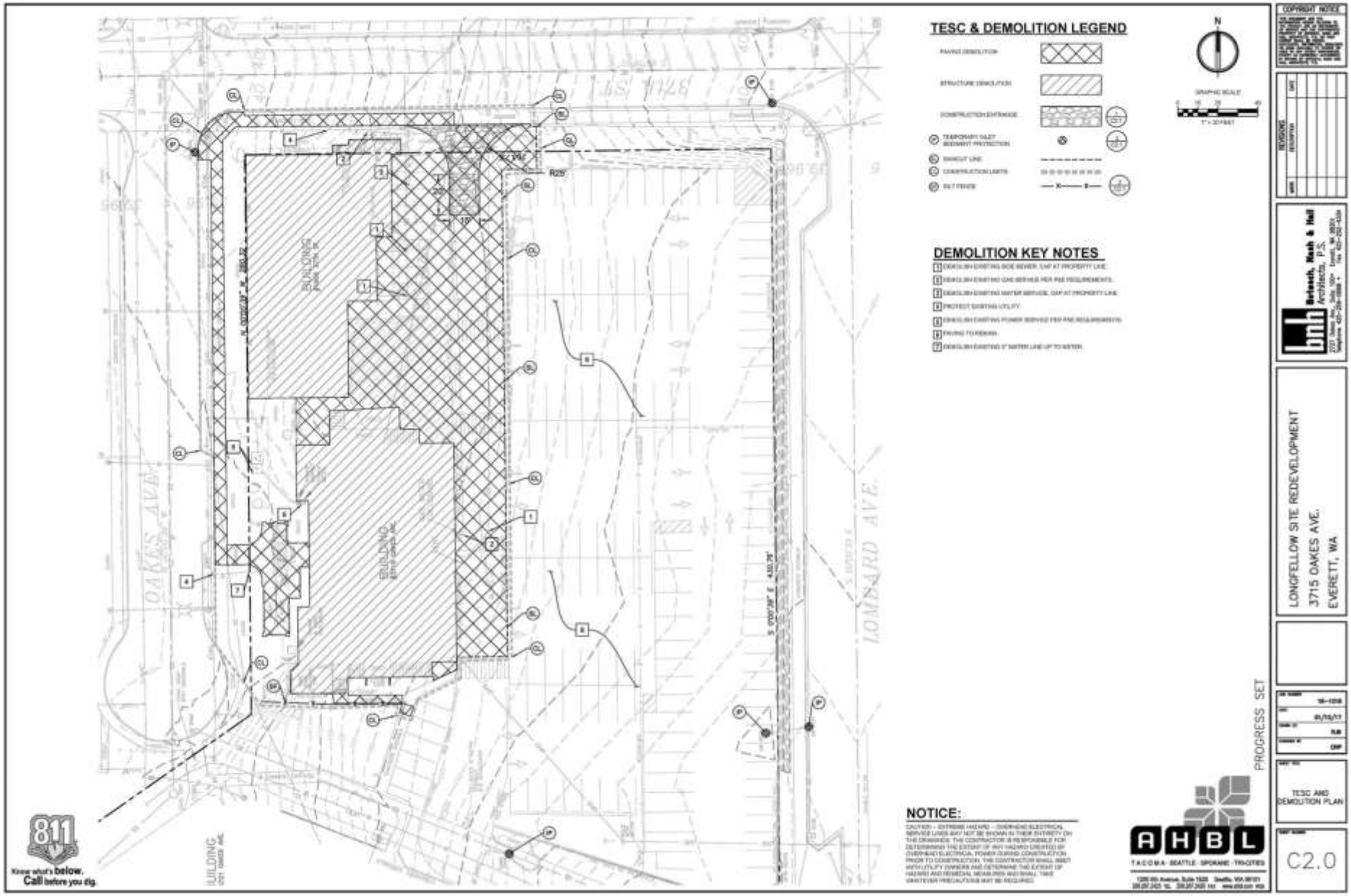

Figure 9 – TESC and Demolition Plan

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.

Emissions to the air would result from the movement of earth, demolition activity, and exhaust from construction equipment. Proper abatement of the building would be done prior to demolition and precautions would be made to prevent the release of any hazardous dust from site work. There would be a minor increase of vehicles to the site during the construction. These vehicles would be related to the on-site construction related activity and personal vehicles of construction workers. After completion of construction, routine site maintenance and sweeping of the parking areas would minimize impacts to air.

Air quality in the area of the subject site is monitored by Washington Air Quality Advisory (WAQA) for the Marysville Lynnwood area stations, which is used by the Washington Department of Ecology (Ecology) to inform people about the health effects of air pollution. Ecology developed the WAQA to convey when air quality is unhealthy so people can protect themselves. The WAQA is not a regulatory tool. Area air quality is generally within "Good" with an index range of 0-50, wherein no restrictions to activity by people are recommended.

Construction would result in temporary, localized increases in pollutant emissions from construction activities and equipment. Dust from excavation and grading could contribute to ambient concentrations of suspended particulate matter. Emissions related to demolitions and construction would be short-term and should not generate any significant air quality impacts. Once the project is completed, the primary emissions sources would be from area residential and commercial-based vehicles and traffic on the adjacent road system and trips to the Memorial Stadium complex. The type and levels of those emissions would be minimal and would produce greenhouse gas (GHG) emissions consistent with the existing conditions.

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

Off-site sources of emissions or odor are mainly related to vehicular traffic on the adjacent roadways. The current use and past school office use has not been impacted by off-site sources of emissions and sources are not anticipated to affect the proposal.

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

Construction contractor(s) would have to comply with the Northwest Clean Air Agency's (NWCAAs) regulations. The project would fully comply with NWCAA's

regulations. The use of watering trucks would be employed during construction to keep dust to a minimum. Construction equipment would be kept in good operating condition to minimize exhaust. Contractor(s) would be required to take all reasonable precautions to avoid or minimize fugitive dust emissions during demolition and construction. Proper abatement and disposal of asbestos and lead materials would be done to properly control any dust emitted from the site during the demolition. With the required control measures in place, the potential from on-site construction air quality impacts is minimal.

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.

There are no wetlands located in or adjacent to the project area.

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 work would take place within a water body.

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

There would be no fill or dredging within any wetland or stream area.

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

The proposed project would not involve surface water withdrawals or diversions. See discussion under *Water Runoff* of the proposed stormwater facilities for additional information.

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

This property does not lie within a 100-year floodplain.

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

There would be no discharge of waste materials to surface waters. Domestic water and sewage disposal has been provided to the site by the City of Everett.

b. Ground:

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

Construction-related groundwater impacts are not anticipated.

Drinking water is provided to the project site from the City of Everett and there are no water wells located on the site.

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.

No domestic waste material would be discharged into the ground.

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.

The source of stormwater would be rainfall. Currently, stormwater is collected and conveyed into catch basins located on-site before discharging to the City's combined storm sewer system located on 37th Street. A *Stormwater Site Plan Report* was prepared for the Longfellow Site Redevelopment project. The project has been designed to meet Minimum Requirements 1 through 5 of the Department of Ecology (DOE) Stormwater Management Manual for Western Washington (SMMWW) (adopted by the City of Everett). Flow control and water quality is not required for this project as it is within the combined sewer area in the City.

Upon project completion, stormwater runoff from the site would be conveyed in a watertight system, where it would outlet to an existing combined sewer mainline, north of the project site.

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

Waste materials are not anticipated to enter ground or surface waters.

Best management practices (BMPs) and the requirements of an approved Stormwater Pollution Prevention Plan (SWPPP) would be incorporated into construction to minimize the opportunity for waste materials and/or construction materials entering groundwater. Typical erosion controls are anticipated for use during construction as well as any other applicable controls as required.

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

Drainage patterns in the vicinity would remain unchanged.

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

A Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the project. The SWPPP would address erosion, sedimentation and provide pollution controls during construction. Operation and maintenance activities and storage and disposal at the construction site would be conducted to minimize the potential for contamination of stormwater runoff. The project does not propose any increase in pollution generating surfaces.

Water quality treatment is not required by the City of Everett because the site drains to a combined sewer system. Treatment from proposed pollution-generating impervious and pervious surfaces would occur at the sewage treatment plant. Based on information provided by the City, the downstream combined storm/sewer conveyance system has adequate capacity to support the proposed redevelopment.

4. PLANTS

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

- ✓ Deciduous tree: Alder, maple, aspen, other: _____
- ✓ Evergreen tree: Fir, cedar, pine, other: _____
- ✓ Shrubs
- ✓ Grass
- __ Pasture
- __ Crop or grain
- __ Orchards, vineyards or other permanent crops
- __ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other: _____
- __ Water plants: Water lily, eelgrass, milfoil, other: _____
- __ Other types of vegetation

The project site contains the above vegetation. The limits of the project work area consist of grass and minimal ornamental plantings, which would be removed and replaced.

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

Demolition/improvements would take place primarily upon developed areas. The existing project redevelopment area contains limited landscaping and would be greatly enhanced upon project completion.

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

According to the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species on the Web* database, there were no threatened or endangered vegetation species identified on or known to exist on or adjacent to the project site. The nearest mapped system to the east is approximately six-tenths of a mile away (the Snohomish River system with freshwater forested/scrub wetlands and associated habitat and species, which includes priority Aquatic Habitat); and three-quarters of a mile to the west of the project area (a mapped area corridor of biodiversity contained within park property, which includes priority Terrestrial Habitat).

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

All disturbed surfaces that are not scheduled for redevelopment/improvements would be replanted. Landscaping required for the redeveloped area would be 10 feet of a Type III consisting of deciduous trees and shrubs. The majority of the Type III landscaping would be provided within the area as required with the redevelopment project; however, a landscape deviation is being requested. Approximately 97% of the required Type III landscaping would be provided and is depicted on ***Figure 8 – Planting Plan***, while the remaining area is proposed to be incorporated into a pedestrian plaza at the corner of Oakes Avenue and 37th Street. It is envisioned that the plaza area would provide a benefit as level public space for pedestrian use and easy access to view an interpretive sign describing the history of the Longfellow Building (proposed as mitigation for this project).

Per the City code, Type III landscaping is intended to provide a visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of the development from public streets and soften the appearance of parking areas, buildings, and other improvements. A plan has been prepared for landscaping improvements of the project area (see ***Figure 8 – Planting Plan***), which would greatly enhance the landscaping on the project site area. Trees that are not impacted would be protected during the demolition and parking lot construction. In conjunction with the landscaping, an 8-foot rockery with a 42-inch chain link fence on top would be placed on the west side of the new parking area.

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

Although not catalogued, the project area may include common lawn weeds including dandelion, annual ryegrass (poa), knotweed, etc. City code does require that noxious weeds to be eradicated or controlled.

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: _____

There are habitat areas on the Memorial Stadium complex in the treed and landscaped areas where various birds and small rodents could be found. The project area does not provide habitat for wildlife due to the developed nature and high level of utilization/area activity.

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

According to the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Species On the Web* database, there were no threatened or endangered animal species identified on or known to exist adjacent to the project site. The nearest mapped system to the east is approximately six-tenths of a mile away (the Snohomish River system with priority fish species); and three-quarters of a mile to the west of the project area is a parkland system mapped with bald eagle breeding activity and priority fish species.

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

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

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

There is limited use or potential of use for wildlife on the project area due to the lack of habitat and high use of the developed area.

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

It is likely that within the area there are rodents, mice, feral cats, etc. present on portions of the site; however, no specific species have been observed or documented in the project area of the site. The highly used site discourages use by invasive animal species.

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.

Electricity would be utilized for the parking lot lighting. Water would be available for site landscaping irrigation. The irrigation plan would be consistent with EMC 19.35.115. Presently, the site has full utility service to the two existing buildings, which would be demolished and utilities capped as required.

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

Due to the nature of the project, topography and location of the project area, adjacent properties solar use would not be impacted. A lighting system would be constructed within the completed project for the parking lot lighting. The system would include installation of six new 25-ft high poles above the 30" (measured above grade) concrete base structures. Each pole has a downward facing luminaire at the top. This pole lighting would not adversely impact the surrounding uses.

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

The proposal utilizes energy efficient LED lighting, design and structures.

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.

There are certain opportunities for hazards during construction. These are limited by the requirements for the general contractor and subcontractors that would be doing the work. All State and federal requirements for construction safety would be met. The completed project would not generate any environmental hazards. The District does facilitate a building/employee safety program and other functions to maintain a high level of environmental safety on their sites.

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

A Preliminary Environmental Site Assessment Update was conducted by Alternative Environmental Technologies (AET) in August of 2016 for the project proposal using visual inspections, an Asbestos Good Faith Inspection,

and interviews. An addendum was prepared on 10/31/16 as a continuation of the August assessment.

Building materials containing asbestos and lead paint were identified on the site. Hazardous chemicals typically associated with fluorescent light fixtures, ballasts and transformers were also identified. The presence of an underground storage tank (UST) for diesel fuel oil, under the parking lot east of the Longfellow Building boiler room, was verified. The UST has a 2,500 gallon capacity. Random sampling of lead in soil around the two buildings at the site were each reported to contain lead at less than the concentration identified by the Department of Ecology Model Toxics Cleanup Act.

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.

With the exception of the previously described building materials and UST, there are no known hazardous conditions on or underground in the project area. Any chemicals that were used within the buildings or on the parking/landscaped area were consistent with best management practices and allowed per State and local regulations.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Petroleum fuels normally required for construction equipment and maintenance equipment would be used on-site. There are no hazardous materials or chemicals that would be used as part of the parking lot on-going maintenance.

4) Describe special emergency services that might be required.

Special emergency services would not be required for this proposal. The area is served by the Everett Fire and Police Departments. Additional emergency services would not be required for the proposal.

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

A licensed professional that specializes in tank decommissioning is recommended for the tank removal. This would include tank inspection, newly exposed soils being inspected for any contamination; and proper documentation of reporting of findings at the time of the decommissioning. Building materials containing asbestos and lead paint would be abated and disposed as required by local and state regulations. Hazardous chemicals typically associated with fluorescent light fixtures, ballasts and transformers would be properly handled and disposed of in accordance with applicable regulations.

At completion of the Longfellow Site Redevelopment, the District would provide proper access and routine inspection/maintenance as the best mechanism to control any potential health hazards at the site.

b. Noise

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

Existing noise includes traffic traveling on the adjacent roadways and spectator/user noise generated through use of the Memorial Stadium complex. Use in the project area would remain as currently exists, which is District use (primarily parking).

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

The short-term increase and duration of noise levels would depend on the type of construction equipment being used and the amount of time it is in steady use (demolition and redevelopment). For example purposes, at 200 feet from the area of construction, the equivalent sound level (Leq, a measure of long-term average noise exposure) for activities and equipment would be approximately the following:

Activity	Range of Hourly Leq (in decibels*)
Grading	63-76
Finishing	62-77

Types of Equipment	Range of Noise Levels
Bulldozer	65-84
Dump Truck	70-82

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

Noise levels would vary due to the type and usage of the equipment. Construction noises are only generated during those times and are usually of short duration for each activity. The overall construction schedule for the redevelopment would be limited to a short duration of two months. The District is sensitive to the impact construction can have on the neighborhood and has worked directly with neighborhoods on other school construction projects.

Long-term effects would be an increase in noise generated by the use of the parking lot. Noise attributed to the completed project would not be significant and would be consistent with those currently surrounding Memorial Stadium activities and traffic along Broadway and I-5 to the southeast.

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

Construction activities would be mitigated by restricting hours of operation as required by the City's Noise Ordinance and Permit regulations. Construction traffic would be taking access from 37th Street with no access to the dead end of Oakes Avenue. The demolition and redevelopment of the area is limited to a short construction duration and the potential for impacts to the surrounding community would be minimal.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site area is located on the northernmost portion of the Memorial Stadium Complex. The area of the Longfellow Site Redevelopment project is within a mixed use area (residential to the north and west, commercial to the east and school property to the south). The busy Broadway Avenue (with an I-5 interchange), which is considered a gateway to Everett, is located abutting the District's Memorial Stadium complex boundary.

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?

The property has no known agricultural or history of managed forestry other than the clearing that would have taken place upon granting of the original development permit at the site.

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

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

c. Describe any structures on the site.

The Longfellow Site Redevelopment project area contains the Longfellow Building and the Annex, as well as a parking lot. The Longfellow Building was constructed as a grade school in 1911 by the District. It is a three-story, detached single building with a shallow "U"-shaped or modified rectangular plan that includes a full daylight basement. The Longfellow Building is located at 3715 Oakes Avenue. It is situated at the end of a dead-end street on the southwest corner of a 2.56-acre parcel comprising one city block. It is a 25,171 SF building with an approximately 8,500 SF footprint. The building is at-grade, and its primary façade faces west toward

Oakes Avenue, a north–south-running residential street with modest single-family residences. The building is set back approximately 40 feet from the sidewalk.

The Annex building is located on the northwest corner of the city block, approximately 17 feet north of the Longfellow Building. It is a single-story, 7,029-square-foot detached building that was constructed in 1956. The Annex has a modified rectangle plan. It is constructed of masonry block and precast concrete panels with a poured concrete foundation. The principal façade faces east toward the asphalt parking lot and the Longfellow Building. The Annex has multiple rooflines. All of these are at different heights, the highest being to the west.

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

The Longfellow building and Annex are slated for demolition. How the District manages District-owned properties is outlined in the school board approved Property Use Framework. In addition to the framework is the board approved Property Use Matrix. These documents were developed as a part of a community outreach process, which was then reviewed and approved by the school board.

Specifically, in 2014 the District conducted a public process to develop the most current Property Use Matrix, which included this site (*see below inset*). The process included community open houses and survey of the community, a presentation to the Everett Historical Commission, and review and approval by the school board. Short- and long-term options for individual property use are detailed in the matrix. The Longfellow Building and Annex did show potential lease/sale or demolish as short- and long-term use. The District did implement a marketing effort for the potential lease or sale of the building from 2015-2016. Request for Letters of Interest (LOI) were advertised during this timeframe for parties that may be interested in the site. The criteria for the submittal for the LOI included compatibility with the stadium use, preservation of the Longfellow Building if possible and retention of parking for Memorial Stadium uses. The limited submittals were reviewed and were found to not be financially viable or non-responsive to the LOI requirements.

2014 Property use matrix

Facility name & address	Category of Use		
	Current (0-2 years)	Mid-Term (2-10 years)	Long-Term (10 years +)
Longfellow Building & Annex 3715 Oakes Ave., Everett	Lease or Sale or Demolish and convert to parking	Lease or Sale or Demolish and convert to parking	Lease or Sale or Demolish and convert to parking

The potential reuse of the Longfellow building would require major seismic, interior, exterior, mechanical, electrical, Americans with Disabilities Act, and life-safety upgrades in order to bring the property up to current codes. These upgrades are estimated to initially cost $7.8 million±, with an additional estimated $5 million over the next 20 years to maintain the buildings at a marketable rate.

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

The site is zoned R-3 (Multiple-Family Medium Density Residential) (see ***Figure 10 – Zoning Map***), and is predominantly surrounded by residential to the west and north, and commercial to the east and southeast; there are District uses on the Memorial Stadium complex to the south.

Figure 10 – Zoning Map

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

The site is designated as 2.1 (Schools/Churches) as depicted on the City of Everett Comprehensive Plan Map (see ***Figure 11 – Comprehensive Plan Map***).

Figure 11 – Comprehensive Plan Map

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

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

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

The project site is not mapped as having any seismic hazards on the City of Everett Liquefaction (Seismic) Hazards Map Critical Areas Map 4 (March 2006).

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

The buildings are currently empty and have been since staff relocated to the Community Resource Center (District's administrative center). The site is utilized by District staff for parking of buses and vehicles, as needed. Parking for the stadium use also occurs on this site during events.

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

No staff would be displaced because the buildings are unoccupied.

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

There would be no displacement impacts.

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

The Longfellow Site Redevelopment would still retain the use of the site in support of the existing parking for school buses, facilities and Memorial Stadium uses.

Compatibility of the proposal is measured by consistency with the existing use, adopted comprehensive plan, zoning code, Capital Facilities Plans and environmental review. The Longfellow Site Redevelopment plan has been designed to provide this consistency as well as compliment the surrounding neighborhood development and the long-range goals of the District.

The project is consistent with adopted comprehensive plan polices that address schools/school use, community use of schools, and the capital facilities element. The City of Everett 2035 Comprehensive Plan is the guide for development within the City and contains various land use policies related to the District's redevelopment project. The project is consistent with the following adopted comprehensive plan polices (*italicized wording is in response to the policies*):

Chapter 2 Land Use Element

Policy 2.1.8 Promote development of neighborhood parks and use of existing public school recreational facilities for year round use by the residents of Everett's neighborhoods.

Policy 2.6.3 The City shall coordinate with the Port of Everett, school districts, Snohomish County, and neighboring cities to assure an adequate supply of open space lands to be used for active recreation purposes, passive aesthetic values, and to serve as either focal points for or buffers between land uses, neighborhoods, and communities.

The Longfellow Site Redevelopment project area is a portion of the Memorial Stadium complex, which supplies year round school and residents opportunities for a variety of recreational uses. The project would provide additional vehicle parking spaces, improve pedestrian circulation, replacement of a portion of sidewalk area along Oakes (where needed) and installation of new ADA ramps and ADA parking stalls, and provide new and enhanced site landscaping. A plaza area would be developed that would allow pedestrian access to elements honoring the historical nature of the site.

The redevelopment would be pedestrian friendly and compatible with area public transportation service. The redevelopment has been designed to blend into the adjacent neighborhood (both residential and commercial). The District has owned and maintained the property for more than a century. In addition to satisfying the

adopted standards for design and maintenance, the District has its own routine maintenance requirements for its facilities that would continue with the redevelopment.

Site redevelopment for the project incorporated design standards that integrate well within the existing commercial, recreational and mixed residential uses of the area.

Chapter 5 Transportation

Policy 1.1: Promote the development and continued implementation of safe, well lighted pedestrian and bicycle routes and connections to and from schools and bus stops, neighborhood parks and activity centers, transit hubs, industrial and recreational areas of the marine waterfront, and other places of community and public interest to minimize travel distances within and between development, adjoining residential areas, transit, and activity centers.

Policy 1.3: Encourage private and public institutions, such as hospitals, colleges, school districts and others, to develop projects that implement the Transportation element goals and policies.

The Longfellow Site Redevelopment project area is a portion of the Memorial Stadium complex, which supplies year round school and residents opportunities for a variety of recreational uses. The project would provide additional vehicle parking spaces and lighting, improve pedestrian circulation, replacement of a portion of sidewalk area along Oakes and installation of new ADA ramps and ADA parking stalls, and provide new and enhanced site landscaping along with a plaza area for pedestrian use.

Chapter 7 Economic Development

C. Redevelopment and Improvement Opportunities

Policy 7.3.7 Continue to improve Everett's image by encouraging property owners to improve and maintain landscaping and, as a City, plant trees and maintain landscaping in commercial industrial gateway areas.

The Longfellow Site Redevelopment project area is a portion of the Memorial Stadium complex. The project area is not within the "Gateway" (Broadway Avenue); however, the eastern boundary of the Memorial Stadium campus is within the corridor and the project area is partially visible from the corridor. The project would provide new and enhanced site landscaping along with a plaza area for pedestrian use.

E. Quality of Life

Policy 7.5.6 Invest in recreation, open space, and public facilities, as well as encourage shared use of public facilities.

Policy 7.5.9 Provide public streetscape improvements and strongly encourage private property improvements to maintain and improve the attractiveness of the city.

The Longfellow Site Redevelopment project area is a portion of the Memorial Stadium complex, which supplies year round school and residents opportunities for a variety of recreational uses. The project would provide additional off-site vehicle parking spaces (including ADA stalls), improve pedestrian circulation, replacement of portions of sidewalk area along Oakes Avenue and installation of new ADA ramps, and provide new and enhanced site landscaping along with a plaza area for pedestrian use.

Chapter 8 Urban Design

A. Overall City Image

Policy 8.1.1 Encourage street trees, whether planted as part of a public project or as a result of private action, provided the species and locations are approved by the City.

The Longfellow Site Redevelopment project area would provide both new and enhanced site landscaping, which would be approved by the City.

Policy 8.1.2 Preserve major stands of trees, estuaries, riparian corridors, and vegetated ravines because they are a significant part of Everett's image.

The Longfellow Site Redevelopment project area is a portion of the Memorial Stadium complex. Continued support of the District's stadium-use allows significant areas (on-site, abutting, and nearby) with major stands of trees, riparian corridors, and vegetated ravines to remain undisturbed.

Policy 8.1.6 Enhance the quality of development throughout the city over time through the use of design guidelines/standards and design review. Implement the design guidelines/standards and design review to ensure the quality of development throughout the city is enhanced over time.

The Longfellow Site Redevelopment project would provide additional vehicle parking spaces (including ADA spaces), improve pedestrian circulation, replacement of portions of the sidewalk area along Oakes Avenue and installation of new ADA ramp, and provide new and enhanced site landscaping along with a plaza area for pedestrian use.

Policy 8.1.12 Require all public buildings, spaces, transportation facilities and infrastructure to be designed to contribute to livability, a desirable sense of place and community identity. In addition, transportation facilities and infrastructure shall be designed to contribute to safety.

The Longfellow Site Redevelopment project design would contribute to livability, a desirable sense of place and community identity with enhanced aesthetics, improved

pedestrian circulation and safety features (including parking lot lighting), and installation of historical marker(interpretive sign) within a new plaza for pedestrian use.

Policy 8.1.16 Protect public views of distant mountains and water whenever feasible as new development is approved.

The Longfellow Site Redevelopment project would provide newly opened views to the Cascade Mountains to the east from the project site and for residents traveling along roadways or sidewalks, as well as some opportunity of views of the Snohomish Valley. A new plaza is proposed for pedestrian use at the northwest corner of the project.

B. Historic/Cultural Resources

Policy 8.2.2 Continue research, identification, and inventory of historic and cultural resources.

A Historic Property Report was prepared by the District's consultant (Tierra Right of Way Services, Ltd.). The report documents the full research, identification and inventory of the historic and cultural resources on the Longfellow Site Redevelopment project area. The District has met with the City Historic Commission, area residents, and organizations throughout the process of management of this project.

Other policies that apply are consistency with drainage, traffic and fire requirements. Submittal of the building permit for the Longfellow Site Redevelopment addresses these policies directly.

Zoning code compliance would be reviewed as part of the building/demolition permit submittal. It is the intent of the project plans to reflect compliance with those requirements. The use is allowed in the zoning designation and consistent with zoning requirements. The proposal would comply with applicable City codes and standards, meeting the requirements for demolition and redevelopment.

The Longfellow Site Redevelopment is consistent with the Everett School District's adopted Capital Facilities Plan, which conforms to requirements of the State Growth Management Act and the Snohomish County General Policy Plan. The proposal is consistent with the District's 2014 Property Use Matrix, which was approved by the school board. The District did previously review the potential of the reuse of the Longfellow Building, which was determined to potentially cost $7.8 million to upgrade for use. A marketing effort was made to lease or sale the buildings, but no viable offers were received. Currently the buildings cost the District $28,000/yearly to maintain including on-going security for the vacated buildings. The surplus of the buildings and proposed demolition is consistent with the District's Property Use Matrix and mission, and provides a compatible use with the stadium activities.

Additionally, SEPA compliance is the responsibility of the District and would be conducted consistent with SEPA Rules, WAC 197-11 and SEPA, RCW 43.21C.

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

There are no nearby agricultural or forest lands of long-term commercial significance.

9. HOUSING

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

Housing would not be included.

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

There are no housing structures on the site.

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

The proposal does not generate any housing impacts.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The parking light poles would not exceed 28 feet in height.

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

The view of the site would be different with the demolition of the two large buildings and the redevelopment of the parking lot. Due to the site topography and height of existing buildings, the neighboring views could open up with the removal of the buildings. There would be parking area light poles located in the redeveloped parking lot, but they would not obstruct any neighboring views.

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

None; there are no negative aesthetic impacts anticipated to the surrounding neighborhood.

11. LIGHT AND GLARE

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

There would be a new lighting system in the redeveloped parking lot. While the existing buildings produced light impacts when they were at full use, the redeveloped site would have light and glare from both the lighting and vehicles utilizing the parking area in evening hours. Lighting would be used afternoons and evenings (from dusk to 10:00 p.m.), as needed. The proposed lighting system for the parking lot would consist of LED energy efficient downward-facing luminaries. The poles would be located within the parking lot area. Pole locations are not adjacent to residential uses.

The selected luminaries have been developed to provide additional shielding to reduce impacts of light trespass and glare. By better control of light, there are reduced environmental impacts.

The directional luminaires would minimize direct glare as compared to unshielded and minimally shielded lighting. The glare reflected off of the poles and vehicles would be minimal. The majority of the associated impacts from the lighting system would be contained within the site. There would be some "sky glow" immediately surrounding the parking lot when atmospheric conditions of low cloud cover or fog is present. (For additional detail refer to ***Figure 12 – Lighting Plan***.)

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

Although the illumination system would be visible, it would not pose nor create any safety hazard nor is it anticipated that it would interfere with views from off-site locations.

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

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

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

The proposal incorporates energy efficient technology and specifically designed downward-facing luminaries in the new parking area. These factors combine to limit off-site impacts to the highest extent practical. The light fixtures and lighting levels proposed for the Longfellow Site Redevelopment project follow good lighting design principles and are designed to minimize light and glare impacts.

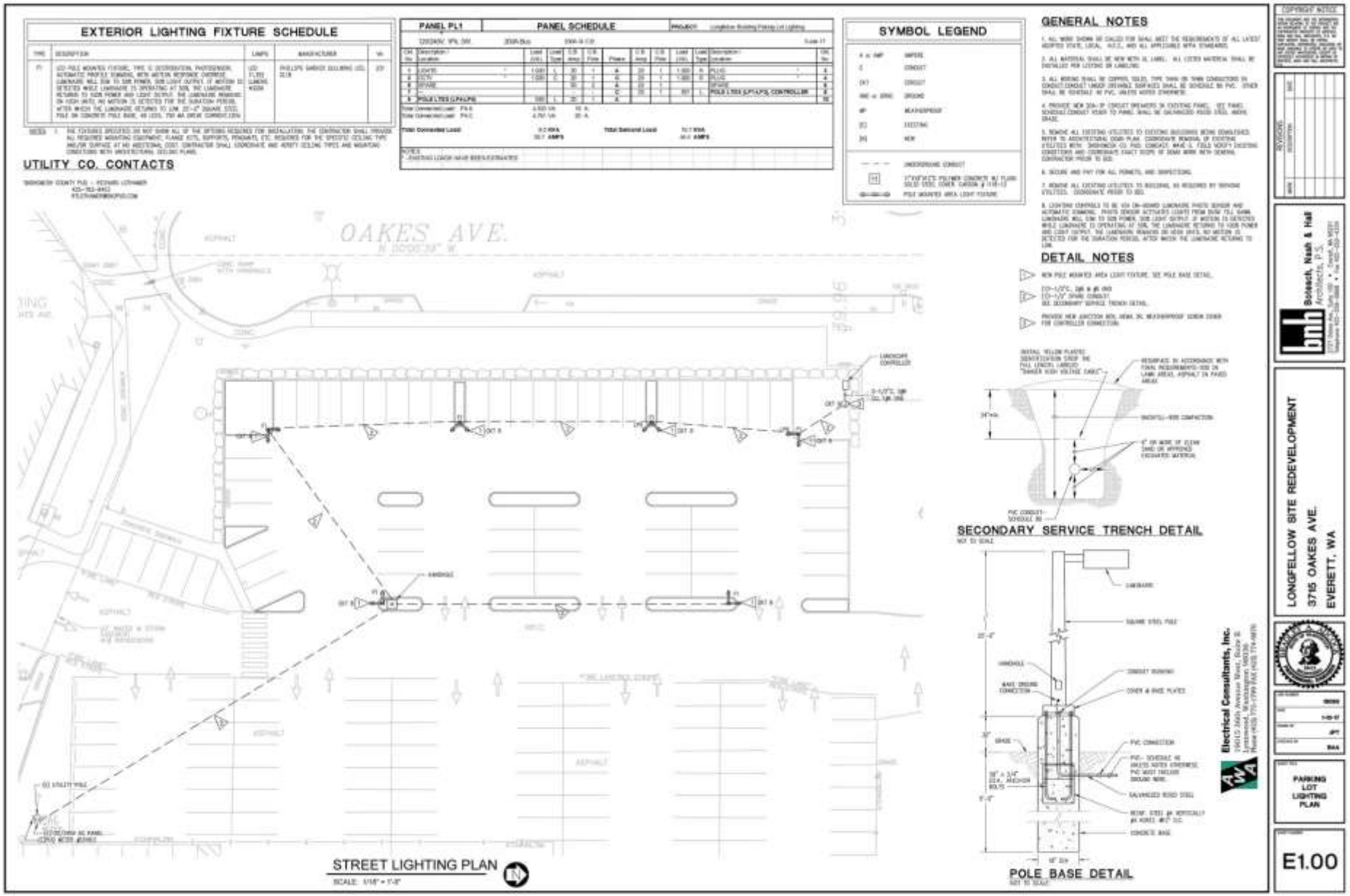

Figure 12 – Lighting Plan

12. RECREATION

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

The project site area is 2.56 acres of the 28+ acre Memorial Stadium complex, which includes the District's Athletics Department, Transportation Department, Community Resource Center, and Memorial Stadium. Approximately one acre would be incorporated in the project development. Recreational use at the complex would be supported by the Longfellow Site Redevelopment project, which would provide additional off-street parking at the District complex.

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

There should not be any disruptions to site users for the Memorial Stadium complex during demolition or redevelopment; however, no access would be permitted into the project site area until completion, which could displace some parking use.

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

There are no adverse impacts to recreation anticipated as a result of the Longfellow Site Redevelopment project. The project supports the recreational use of the Memorial Stadium complex.

13. HISTORIC AND CULTURAL PRESERVATION

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

The buildings on-site are both over 45 years old. Tierra Right of Way Services, Ltd. (Tierra) conducted an historic property report and evaluation for the Longfellow Building and the Annex. The report contains all citations for information sources, which are not repeated in this checklist for brevity.

The Longfellow Building was constructed in 1911 and was historically known as the Longfellow Elementary School. In 1956, the Longfellow Building was updated, and the Annex was built (originally constructed as a gym, lunchroom, and kitchen to supplement the existing school building). The District converted both buildings to office space in 1971, and changes were made to both structures (particularly the partitioning of the larger classroom, lunchroom, and gymnasium areas into smaller office spaces). In 2013, the District offices were moved, and both buildings were vacated. The buildings are currently used for storage and for nondestructive police-training exercises. The remainder of the parcel contains an asphalt parking lot,

which is utilized by visitors to the Memorial Stadium complex (including the adjacent athletics building), as well as for bus and District staff parking.

According to the Department of Archaeology and Historic Preservation's WISAARD, the Longfellow Building was documented on a Historic Property Inventory (HPI) form in 1986 during the Everett Resource Survey. No eligibility or other recommendations were made at that time. However, the City of Everett uses the 1986 survey for the location of historical buildings significant to the history of Everett for planning purposes.

The Longfellow Building and the Annex are not listed on any preservation register, nor located within any City designated historic district. The photo (*inset*) is an early photograph of Longfellow Elementary School (c. unknown)

The Longfellow Building

The three-story Longfellow Building is a subdued example of the Classical Revival movement. Overall the building is very well designed and executed. All of the elements are utilitarian and intended for the hard-use of a school while still retaining a decorative and restrained grand feeling using primarily simple curves and windows.

The principal façade is simple, with symmetrically placed windows, a smooth stucco/cement buff-colored finish, and a pronounced yet subdued three-part entablature with a decorative cornice. The frieze is decorated with vertical banding. The building has a flat roof with a plain parapet visible above the cornice. The original roofline also had simple, single-scrolled brackets placed in pairs or alone at intervals along the frieze. Their connection points are still readily visible on the building façade. The building has a pier and spandrel design, which gives the impression of a series of engaged columns, particularly along the western façade. The vintage photo (*inset*) shows the exterior architectural detail (c. unknown).

A short flight of cement stairs leads to the main entryway, which is located in the center of the primary façade within a one-story, three-bayed porch with flat arches and rounded interior corners. The original building had a first-floor stairway with railing that was replaced with a larger ramp/stairs combination in the 1970s in order to comply with building codes. The design of this newer ramp and stairs is harmonious in terms of scale, materials, and finishes and does not detract from the building's original façade. The ramp itself is not attached to the building. The added staircase meets the primary façade in the same location as the original stairs; if they

were removed, the recreation of the original stairs would not be difficult. The entranceway consists of nonoriginal, double metal rectangular doors within the original doorway opening, which is surrounded by the original wood-framed rectangular transom (original glass) and sidelights.

With the exception of the removal of the brackets along the frieze, replacement of the original stairway with the ramp/stairs combination, and the replacement of the original doors within the original openings, the primary façade looks much the same as it did in 1911 when the school was constructed.

All but two of the existing windows in the Longfellow Building are the original, wood-frame, double-hung sash windows. However, many banks of the original windows on each side of the building have been filled and covered with stucco (*see inset photo*). The exterior locations of the original windows are now covered with smooth stucco flush with the original exterior wall surface. There are exterior staircases and the eastern façade also includes a centrally located outside single chimney, which is attached to the boiler room in the basement.

The Annex

It is a single-story, 7,029-square-foot detached building that was constructed in 1956. The Annex has a modified rectangle plan. It is constructed of masonry block and precast concrete panels with a poured concrete foundation. When originally constructed, the building was integrated into the neighborhood, surrounded by city blocks on a grid with single-family houses and set amongst the residences of the children who attended school here. Today, this land use pattern remains. See photo (*inset*) for the Annex overview facing northwest.

The principal façade faces east toward the asphalt parking lot and the Longfellow Building. The Annex has multiple rooflines. West to east, these include a flat roof with a plain parapet, a low gable, and a shed-style roof, half of which creates a covered outdoor area, all on separate planes. All of these are at different heights, the highest being to the west. Between the low gable and the shed-style roof is a bank of low clerestory windows face east. The verges of the roofline are plain and projecting. The eaves are projecting with exposed rafters.

The Annex has five doors: the main entryway of metal double doors, three single metal doors (one with a lockable metal screen door on the interior, and a metal loading-bay door. The main door has a flat structural shape with a plain trim surround and is located on the east side of the building in the center of the main

façade. It is, however, built into a short wall that faces south into the open area that is created by the overhanging roof.

Windows are rectangular, double-hung sash windows with textured or architectural glass in the bottom half and security glass with a diamond wire pattern on the top half. The windows are framed with plain wood trim. One or two windows may have had the textured glass panels replaced, but it is almost undetectable aside from variances in the pattern of the texture. The photo (*inset*) is the north side of the Annex with multiple rooflines (photo facing southwest). The significant grade of the adjacent roadway/sidewalk is also evident.

Architects and Contractors

The architect for the Longfellow Building was Wesley W. Hastings. Although born in Canada, he primarily was considered to be a California architect who practiced in Seattle, Tacoma, and Everett during the early twentieth century after moving to Everett (c. 1910) where he later retired. He died in 1939 and is buried in the nearby Evergreen Cemetery.

Robert B. McAdam was the contractor who built the Longfellow Building. McAdam was a local general contractor, also of Canadian origin, who lived in Everett with his wife and children.

Harry Botesch was the architect for the Annex. Mr. Botesch was a notable Everett architect who worked on many local schools and public buildings and was a well-known community member.

Notable Students of the Longfellow School

This property is associated with Senator Henry M. "Scoop" Jackson, one of the most influential statesmen in Washington State history, and Stan Boreson, an internationally acclaimed Pacific Northwest entertainer who was the star of one of Seattle's first children's television shows. Both of these individuals are celebrated Everett natives, and both attended elementary school in the Longfellow Building.

Historic Registers

Tierra evaluated the Longfellow Building and Annex for potential listing in the National Register of Historic Places (NRHP), Washington Heritage Register (WHR), and/or Everett Register of Historic Places (ERHP). While this property was previously inventoried as part of the Everett Resource Survey (1985–1986), no formal evaluations of this property were previously made. The Survey denoted the Longfellow building had historical significance to the Everett community. Everett community members are still voicing their interest in the building, as evidenced by

the District's community survey regarding the future of the Longfellow Building, multiple newspaper articles regarding the future of the building, and social media.

The evaluation described that the Longfellow Elementary School was built as a direct result of the population boom at the turn of the century in order to alleviate the pressure that the sudden increase in Everett's workforce had put on the City's school system. During this formative period, over a dozen schools were built within the District, but only three of these buildings, including the Longfellow Building, remain today.

The report called out the Longfellow Building as an excellent example of an early twentieth-century school. It also noted that the building was an elementary school from 1911 until 1971, which shaped the lives of the children of Everett and the local community for 60 years.

National Register of Historic Places (NRHP)

The evaluation determined that the Longfellow Building is eligible for the NRHP. The Annex is not eligible for the NRHP.

Washington Heritage Register

The evaluation determined that the Longfellow Building is eligible for the WHR. The Annex is not eligible for the WHR.

Everett Register of Historic Places

The evaluation determined that the Longfellow Building is eligible for the ERHP. The Annex is not eligible for the ERHP.

b. Are there any landmarks or 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.

The project site is located in an older established area of Everett although it is not a City designated historic district. The majority of residences and many buildings within this area are older and of a historic interest by the State DAHP standard (45 years or older).

The land on which this property sits is currently capped in asphalt, but prior to that it was used as a school yard since at least 1911, if not earlier. It is likely that artifacts associated with historical children's activities and educational activities would be located in these areas. The property may yield archeological artifacts pertaining to childhood and education in the past; however, the building itself is not likely to yield additional data beyond the provided documentation.

No other known landmarks or evidence of historic, archaeological, scientific, or cultural importance are known to be on or next to the project area at the Memorial

Stadium complex. The Evergreen Cemetery is located further south of the stadium. The cemetery does contain pioneer and veteran burial areas.

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.

The Historic Property Report (HPI) evaluation of the Longfellow Building and Annex consisted of archival and documentary review (using the Everett Public Library, the Washington State Department of Archaeology & Historic Preservation's Washington Information System for Architectural and Archaeological Records Data (DAHP WISAARD) resource, and other sources) and consultation with the District and the Everett Historical Commission.

Further, the HPI evaluation noted:

> *The land on which this property sits is currently capped in asphalt but prior to that it was used as a school yard since at least 1911 if not earlier. It is likely that artifacts associated with historical children's activities and educational activities would be located in these areas. The property may yield archeological artifacts pertaining to childhood and education in the past however, the building itself is not likely to yield additional data after this documentation.*

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.

Longfellow Building

As outlined in the NHPA, historic properties listed in or eligible for listing in the NRHP should be considered for protection from destruction or impairment (36 CFR 60.2). Private entities which own NRHP-, WHR-, and ERHP-listed buildings are eligible for certain tax incentives and have access to grants that may assist in the protection and revitalization of their historic properties however this does not include public entities. Preservation options include adaptive reuse or alterations that, if conducted, should comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

If the building is unable to be preserved, mitigation is recommended. As stated in the DAHP's Mitigation Standards (2016), mitigation is used to moderate adverse effects by, at the very least, providing documentation of the property before it is lost or significantly altered. Typical mitigation measures include:

- Limiting the magnitude of the undertaking.
- Modifying the undertaking through redesign, reorientation of construction on the project site, or other similar changes.
- Repair, rehabilitation restoration of an affected historic property (as opposed, for instance, to demolition).

- Preservation and maintenance operations for involved historic properties.
- Documentation (drawings, photographs, histories) of buildings or structures that must be destroyed or substantially altered.
- Relocation of historic properties.
- Salvage of archaeological or architectural information and materials such as windows, interior doors, hardware, hand railings, or building materials such as molding.
- Interpretation of the property via historical markers, plaques, publications, etc.

The Annex

The Annex is not eligible for the NRHP, the WHR, or the ERHP and mitigation would likely not be required for its demolition. However, the District is providing certain mitigation measures by default due to the extensive work conducted for the adjacent Longfellow Building.

Mitigation

The District is proposing to incorporate the following mitigation measures for historical preservation for both the Longfellow Building and the Annex:

- Documentation (drawings, photographs, histories) of buildings or structures that must be destroyed or substantially altered. (*As provided by the HPI report*.)
- Salvage of archaeological or architectural information and materials such as windows, interior doors, hardware, hand railings, or building materials (such as molding if possible) as part of a salvage process with either the general contractor or special salvage company. Inquiries would be made with the City, Fire Department, Everett Historic Commission or other nonprofits to identify pieces that these groups may be interested in acquiring.
- Interpretation of the property via a historical marker/sign on the site within a pedestrian plaza area and potentially a bust of Senator Henry M. Jackson that would be placed at the Community Resource Center. (See ***Appendix B – Potential Interpretive Marker***.)
- Selected smaller items with descriptions would be placed within the historic display case located at the District's nearby Community Resource Center.
- It is possible that archaeological materials, particularly historic objects or features associated with childhood and education, could be located during any ground-disturbing activities on this property. In the event that archaeological materials are encountered during any ground disturbance on the property, an archaeologist would immediately be notified and work halted in the vicinity of the find until the materials can be inspected and assessed. At that time, the appropriate persons would be notified of the exact nature and extent of the resource so that measures can be taken to secure it. In the event of inadvertently discovered human remains or indeterminate bones, pursuant to Revised Code of Washington 68.50.645, all work would stop immediately and law enforcement would be contacted. Any remains should be covered and secured against further disturbance, and communication would be established with local police, the DAHP, and any concerned Tribal Agencies.

14. TRANSPORTATION

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

The project area is bounded by Oakes Avenue along the west, 37th Street on the north, Lombard Avenue along the east, and a private roadway extension of 38th partially along the south (see ***Figure 1 – Vicinity Map, Figure 2 – Aerial Project Area Map and Figure 4 – Site Plan***). The larger Memorial Stadium complex abuts busy Broadway Avenue, which is considered a "Gateway" corridor to the City. Broadway has an interchange with Interstate-5 abutting the complex further to the south of the project area.

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?

Everett Transit and Community Transit operate a number of area bus routes along the busy Broadway corridor, and nearby main arterials (Colby and 41st). The District also provides school bus service to the Memorial Stadium complex for students, as needed.

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

Parking and pedestrian circulation would be improved and parking increased with the Longfellow Site Redevelopment. Currently there is approximately 59,764 SF of parking in the project area, which would be redeveloped to add 25,464 SF of new parking area for a total of 85,228 SF of parking ultimately at this location. The existing buildings would be demolished to accommodate the redevelopment (Longfellow 24,957 SF and Annex 7,470 SF). The site currently provides 98 parking spaces. The completed project would provide 56 new parking spaces with three new accessible parking stalls at the south parking lot (south of the stadium).

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

There are no new streets or improvements required for the proposal.

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

While other means of transportation (such as water, rail and air) are available within the City, the site development project would not use other means of transportation.

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

There would be an increase in parking, which would allow more visitors to the Memorial Stadium complex to utilize this parking area. Users to the complex would have the opportunity to improved parking and pedestrian circulation within this area. The increased parking on-site would eliminate some of the overflow parking that occurs within the neighborhoods surrounding the stadium.

The area has seen a significant reduction in vehicle trips to the project area since 2013, when the District relocated the staff working on-site to the current Community Resource Center building. There would be short-term construction traffic during the active Longfellow Site Redevelopment, which would include construction vehicles and cars. In the long-term, the site would continue operation as a District parking lot, and the traffic would be typical of what has historically been seen at this site associated with current District and stadium usage.

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.

The proposal would not interfere with the movement of agricultural and forest products on the road system.

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

The transportation impacts related to construction should not interfere with area residents accessing their driveways. The construction traffic would use travel routes planned to minimize conflicts with congested residential streets. The contractor would be responsible for the safe access and parking of construction vehicles within staging areas. There would be no long-term transportation impacts associated with the proposal. The site has experienced a reduction in trips when the building vacated in 2013. These trips would be credited against any additional traffic mitigation fees.

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 Memorial Stadium complex, which includes the Longfellow Site Redevelopment project area (Longfellow Building, the Annex, and parking lot), is served by the Everett Fire and Police Departments. The Longfellow Site Redevelopment project is not expected to increase the need for emergency services.

It is anticipated that the proposal would require a similar level of public services to what are currently provided to this project site.

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

There are no anticipated direct impacts to public services associated with the proposal. The project would increase safety within the project site area with improved pedestrian circulation within the expanded parking area.

16. UTILITIES

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No significant changes to utilities are anticipated. Locating site utilities within the construction area would be done prior to any demolition and/or earthwork. Any rerouting of utilities would be the responsibility of the District, and would be coordinated with the utility provider.

C. SIGNATURE

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

Reviewed by Everett School District No. 2
and Brent Planning Solutions

Signature: _____

Laura S. Brent, AICP
Environmental/Permitting Consultant for the ESD

Date Finalized: March 3, 2017

Appendix A
Legal Description

The Longfellow and Annex buildings are located at 3715 Oakes Avenue, Everett, Washington 98201. The project area is approximately 2.36 acres of the Memorial Stadium Complex, which is described below:

Snohomish County Assessor Tax #290529-003-001-00, 28.73± acres

Legal Description:

Section 29 Township 29 Range 05 Quarter SW - PTN OF SW1/4 SW1/4 SD SEC 29 LY W OF BROADWAY AVE & N OF SSH1-I (SR 526 AS SHOWN ON STATE HWY MAPEVRT JCT F.A. 1.5 WLY) EXC PTN THOF DAF BEG AT SW COR SD SW1/4 SW1/4 TH N02*43 44E ALG W LN THOF 270FT TH N90*00 00E 91.57FT TH S00*19 36E 80.72FT TH S44*41 27E 65.26FT TH S65*13 37E 90.36FT TH S01*30 07W TAP ON CRV OF N LN S/HWY R/W AS CONVYD PER AF NO. 1561869 AT WH PT TANG TO SD CRV BEARS S75*21 29W TH IN ELY DIR ALG SD CRV TO L HAVG RAD OF 955.92FT TAP ON INT WITH W LN SD SSH 1-A TH SELY ALG SD W LN TO S LN OF SD SW1/4 SW1/4 TH W ALG S LN THOF TO POB & ALSO EXC BEG AT MON 39TH ST & BROADWAY AVE TH S ALG MON LN OF BROADWAY40FT TH ANG R 90* 71.92FT TO W LN BROADWAY TH ANG R ALG SD W LN 220FT TO TPB TH N TO N LN SW1/4 SW1/4 TH W ALG SD N LN 120FT TH S TAP W OF POB TH E 120FT TO TPB & TGW ALL BLK 924 PLUS VAC ALLEY IN PLAT OF EVERETT DIV M TGW THAT PTN VAC OAKES AVE PER ORD NO. 640-79 DAF BEG SE COR BLK 923 TH N00*00 32W ALGE LN SD BLK 65FT TO S LN OF N 10FT OF LOT 19 IN SD BLK 923 TH N55*37 32E 48.41FT TO C/L SD OAKES AVE TH CONT N55*37 32E 48.40FT TO W LN SD BLK 924 TH S ALG W LN THOF TO N LN VAC 38TH ST TH W TO W LN OF VAC OAKES AVE TH N TO TPB & TGW PTN BLK 923 PLAT OF EVERETT DIV M DAF BEG 10FT S OF NE COR LOT 19 THS TO SE COR LOT 17 TH W 95FT TH NELY TO POB ALSO TGW VAC 38TH ST PER ORD 640-79 LY BTW WLY R/W MGN LOMBARD AVE & ELY MGN OF ALLEY ROCKEFELLER AVE LESS FDT PTNS OF NW1/4 SW1/4 & OF SW1/4 SW1/4 DAF A TR OF LD FOR ST PURPOSES DAF BEG AT SW COR LOT 16 BLK 923 PLAT OF EV DIV M REC VOL 5 PLATS PG 8 TH N89*59 46W AT R/A TO W LN SD LOT 16 BLK 923 DIST 39.955FT TAP ON CTR LN OF ROCKEFELLER AVE AS SHOWN ON SD PLAT TH S00*00 14W ALG SD C/L DIST 9.98FT TH N89*59 46W DIST 39.955FT TO SE COR LOT 17 BLK 922 SD PLAT TH N89*58 49W ALG S LN SD LOT 17 DIST 123.93FT TO SW COR SD LOT 17 TH S00*01 14W ALG SLY PROJ OF W LN SD LOT 17 DIST 0.15FT TAP ON N LN SD SW1/4 SW1/4 SEC 29 TH N88*53 22W ALG N LN SD SW1/4 SW1/4 DIST 3.75FT TO NW COR SD SW1/4 SW1/4 TH S02*46 58W ALG W LN SD SW1/4 SW1/4 DIST 59.99FT TAP ON ELY PROJ OF N LN LOT 1 BLK 1 PLAT CLIMAX LD CO'S 1ST ADD VOL 4 OF PLATS PG 21 & WH PT BEARS S89*58 49E ALG ELY PROJ OF N LN SD LOT 1 DIST 9.34FT M/L FR NE COR SD LOT 1 TH S89*58 49E ALG ELY PROJ OF N LN SD LOT 1 DIST 108.76FT TH ON A CRV TO L TANG TO PREVIOUS CRSE HAVG A RAD OF 96FT & HAVG A C/A OF 39*58 26 AN ARC DIST OF 66.92FT TH N50*04 45E DIST 52.29FT TAP ON SLY PROJ OF W LN SD BLK 923 TH N00*0014E ALG SLY PROJ OF W LN SD BLK 923 DIST 14.03FT TO POB & LESS STRIP OF LD FOR ALLEY PURPOSES 16FT IN WIDTH LY E OF & ADJ TO W LN OF SW1/4 SW1/4 SEC 29 & LY S OF ELY PROJ OF N LN SD LOT 1 BLK 1 PLAT CLIMAX LD CO'S 1ST ADD & LY N OF ELY PROJ OF S LN OF N1/2 LOT 14 IN SD BLK 1 ALSO LESS ADD'L R/W TO CITY OF EVE PER SWD REC AFN 9707230180

Source: Snohomish County Assessor, January 2017

Appendix B – Potential Interpretive Marker

Former Site of the Longfellow School

Built in 1911, Longfellow Elementary was constructed to serve the needs of the rapidly growing population of Everett, which had tripled since 1900. The three-story, 12-room building replaced the 2-room wooden schoolhouse at 37th Street and Oakes Avenue.

The school was built by contractor Robert B. McAdam and designed by architect Wesley W. Hastings, both one-time Everett residents. Named for literary figure Henry Wadsworth Longfellow, this was the first school in the district not to be named after a U.S. president.

Notable students included Washington Senator Henry M. "Scoop" Jackson, who attended in the 1920's, and entertainer Stan Boreson who attended in the 1930's.

The school operated from 1911 to 1971, when it was converted to school district offices. It remained in use until 2013.

EVERETT PUBLIC SCHOOLS