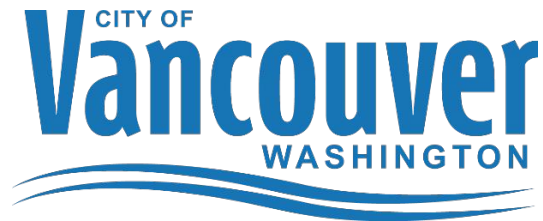


**2018-713
ACADEMIC & PE BUILDING
CENTER FOR DEAF AND HARD OF HEARING YOUTH**

Attachment 5:

**CDHY Academic and PE Building - SEPA
Documentation**



P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us

April 14, 2021

**Notice of Final Determination of Nonsignificance (DNS)
Washington State School for the Deaf
PRJ-165883/LUP-80808**

The city issued a determination of nonsignificance for this project on March 30, 2021. The State Department of Ecology, the Southwest Clean Air Agency and WSDOT-Aviation submitted comments for the record. After reviewing these comments, the city has retained the determination of nonsignificance.

It has been determined the following described project will not have a probable significant adverse impact on the environment. Under the authority of WAC 197-11-330(1) and 197-11-350, a determination of nonsignificance has been issued.

Description: Phase 1 includes the demolition of four buildings, relocation of utilities and grading. Phase 2 includes the construction of a 60,000-square-foot academic and physical education building, the demolition of two additional buildings, and construction of a new sports field and parking lot.

Location: Washington State School for the Deaf campus, 611 Grand Blvd., on the southeast corner of East Evergreen Blvd. and Grand Blvd. Assessor parcel number: 30856000.

Owner: Center for Deaf and Hard of Hearing Youth, 611 Grand Blvd., Vancouver, WA 98661. 360-418-0402

Applicant: Keith Schreiber, 901 Fifth Ave., #3100, Seattle, WA 98164. 206-755-9229.

Neighborhood Association: Edgewood Park

Requests to appeal this decision must be made in writing within 14 calendar days after the date the decision is mailed. The letter of appeal shall state the case number designated by the city, the name of the applicant, name and signature of each petitioner, a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20.210, the specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error. A substantive appeal of the SEPA determination must be filed in conjunction with and within the limitation period applicable to an available administrative appeal of the applicable permit or approval (VMC 20.790.640.D).

All appeals, along with the required fee, must be received by 4 p.m., April 28, 2021.

During the current COVID-19 crisis, the appeal request shall be emailed to eplans@cityofvancouver.us as well as to the case manager's e-mail address below, and the appeal fee electronically paid to the City.

Responsible Official: Andrew Reule, Senior Planner
E-mail: Andrew.reule@cityofvancouver.us

A handwritten signature in blue ink, appearing to read "Andrew Reule", is written over a horizontal line.

Name

April 14, 2021 _____

Date



SUBMIT TO:
City of Vancouver
Community & Economic Development
415 W. 6th ST
Vancouver, WA 98660
www.cityofvancouver.us

SEPA ENVIRONMENTAL CHECKLIST **WAC 197-11-960**

Property Owner: State of Washington - Center for Deaf & Hard of Hearing Youth Telephone: 360-418-4326
(Print or Type Name)

Mailing Address: 611 Grand Blvd. Vancouver, WA 98661
(No., City, State, ZIP)

Applicant: Center for Deaf & Hard of Hearing Youth Telephone: 360-418-4326
(Print or Type Name)

Mailing Address: 611 Grand Blvd. Vancouver, WA 98661
(No., City, State, ZIP)

Relationship to Owner: Agency of the State

Tax Assessor Serial Number(s): 30856000

Legal description: Lot(s) SW 1/4,S25,T2N,R1E Block(s) _____ Plat name 31 WM RYAN DLC 19.29A
(If a Metes and Bounds description, check here , and attach narrative to this application.)

Site Address (if any): 611 Grand Blvd. Vancouver, WA 98661

② Include 8½" x 11" copies of Quarter Section Map, Topographic Map, Scaled Site Plan. Delineate site on maps.
Notice to Applicants: You must use the current revision of this form or your application will not be accepted. If you use our disk version of this form (MS Word 6.0) you may not alter the format. Make sure you have the current version before submittal.

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

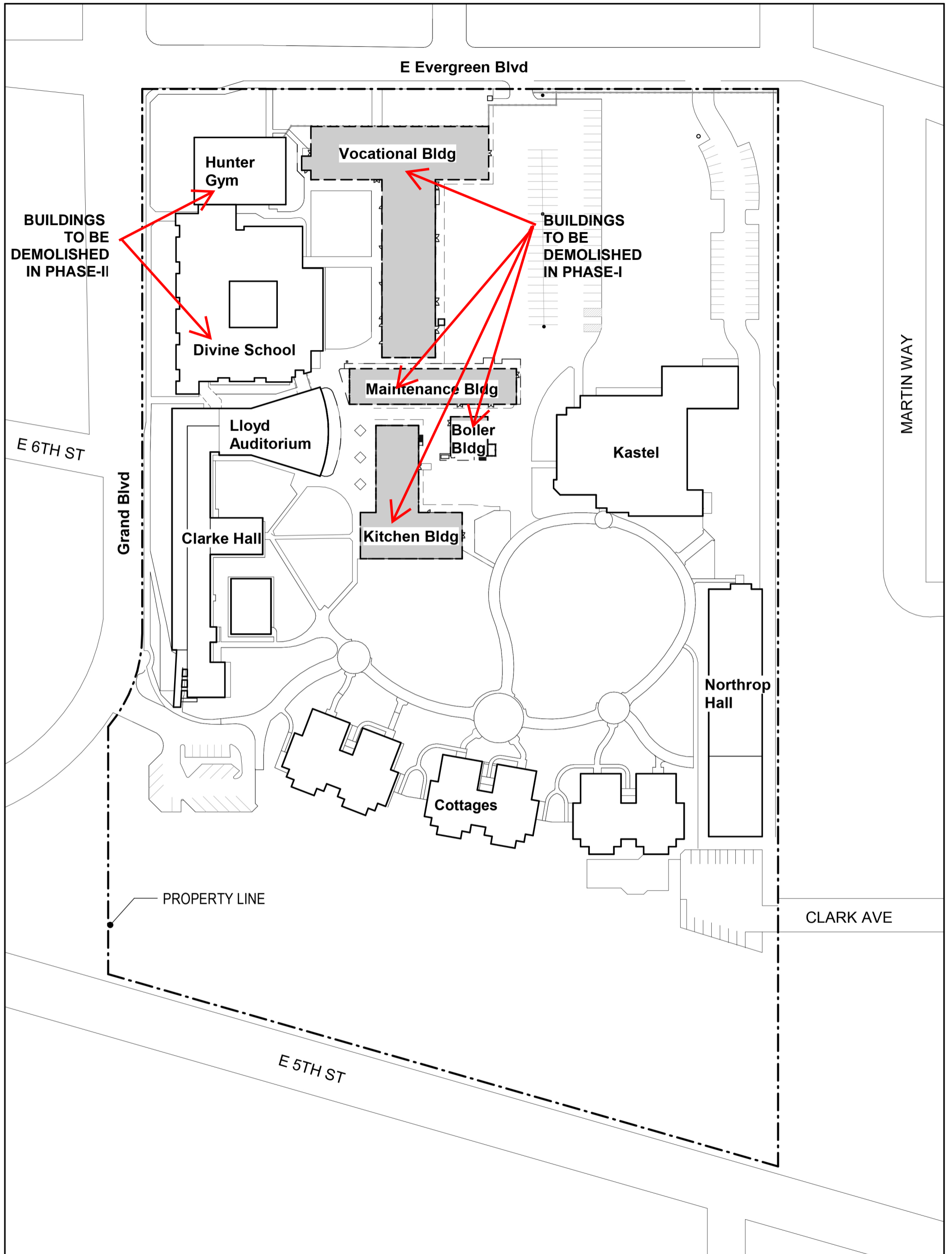
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

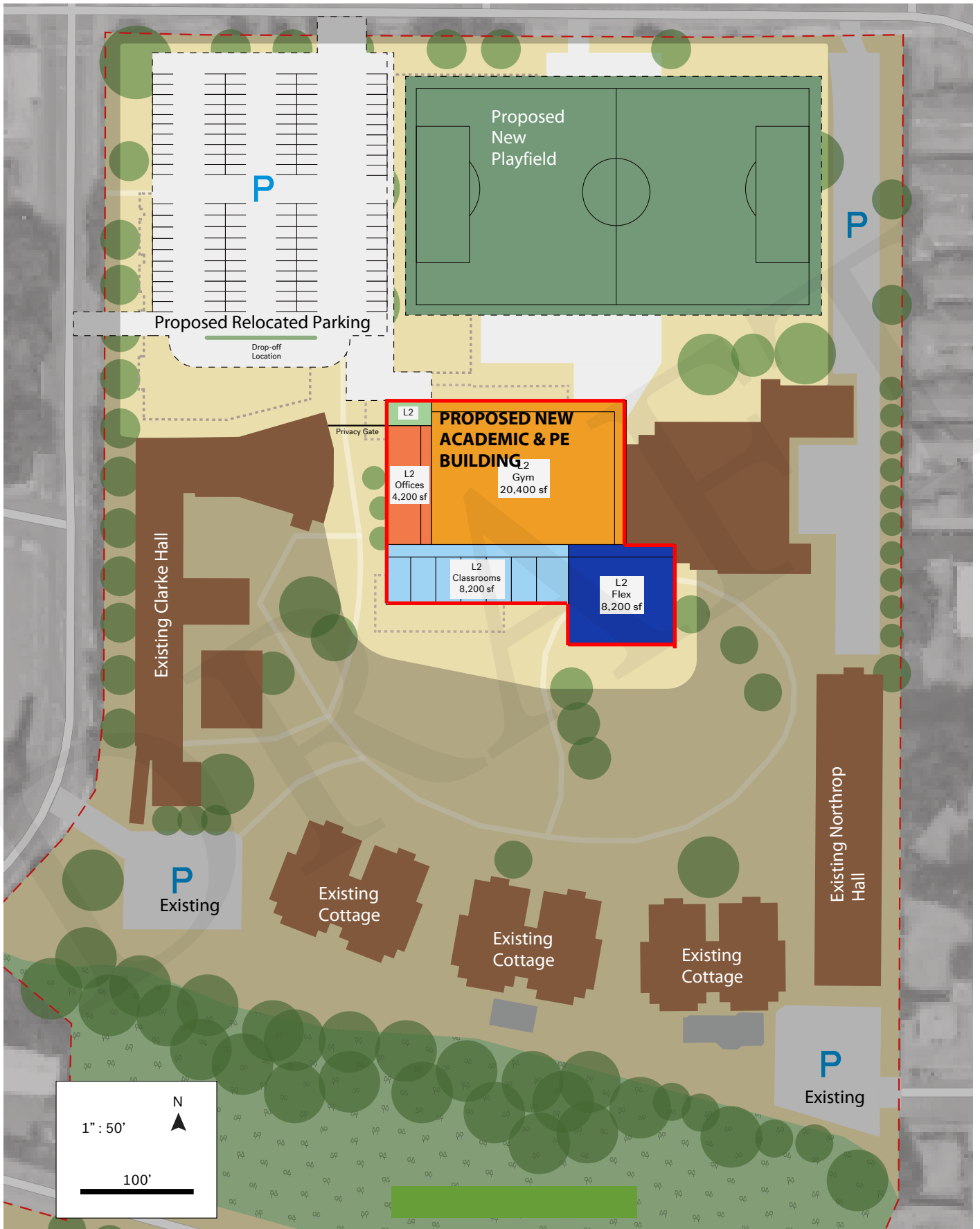
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.



1
T1.00

Site Plan - Washington State School for the Deaf - Phase-I Demolition

Scale: 1" = 100'-0"



SITE PLAN - PROPOSED NEW ACADEMIC & PE BUILDING - PHASE-II
WASHINGTON STATE SCHOOL FOR THE BLIND

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
CDHY Academic and Physical Education Building
2. Name of applicant: [\[help\]](#)
Center for Deaf & Hard of Hearing Youth
3. Address and phone number of applicant and contact person: [\[help\]](#)
Shauna Bilyeu, Superintendent (360) 418-0402
Washington School for the Deaf
611 Grand Blvd., Vancouver, WA 98661
4. Date checklist prepared: [\[help\]](#)
February 10, 2021
5. Agency requesting checklist: [\[help\]](#)
City of Vancouver
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
In 2021, Phase-I will remove 4 abandoned buildings, relocate utilities, and grade the site. In 2023, Phase-II will construct a new classroom and gym building , remove 2 other buildings, relocate parking and construct a sports/PE field.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
Geotechnical Investigation, Hazardous Building Materials Survey, Archaeological Predetermination Report
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. [\[help\]](#)
No
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Type-II Site Plan Review	Civil Plan Review	Mechanical/Plumbing Permits
ENG-80624	Demolition Permit	Electrical Permit
Type-I Modification of CUP	Building Permit	Other related construction permits
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
See Attachment A
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. [\[help\]](#)
The proposed project is located in the Edgewood Park neighborhood, on the campus of the Washington State School for the Deaf at 611 Grand Blvd. Vancouver, WA 98661
It is located in the SW quarter of Section 25, Township 2N, Range 1E of the Willamette Meridian

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
20+ degree slope at the south edge of the site. The proposed project is on the flat part of the site 450-ft from the slope
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
The site generally has 2-3-ft of topsoil over medium-dense to dense sand and gravel.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Phase-I is anticipated to require 2,000-CYD of fill to restore the site to existing grade after building removal and utility backfill. Phase-II is also estimated to 2,000-CYD of fill. The source of fill has not be identified but will be imported from off-site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No. The site is relatively flat site and there will be no large areas of cut or fill.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
The site contains 840,272-sf. At the completion of both phases, there will be approx. 152,600-sf of building and approx. 105,000-sf of paving. This results in 26.8% impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Both phases of the project will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and contain detailed Temporary Erosion and Sediment Control (TESC) measures. The contractor will be required to follow Best Management Practices (BMP) throughout construction.

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. [\[help\]](#)
Possible dust from building demolition and general vehicle emission from construction Typical building exhaust from operation and maintenance of the completed school building and gym.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Requiring misting water sprays sufficient to reduce airborne dusting from demolition work in addition to avoiding dust-generating work on high wind days

3. Water

a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)

No.

- 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. [\[help\]](#)

No.

- 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. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No.

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

No.

b. Ground Water:

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

No.

- 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. [\[help\]](#)

None

c. Water runoff (including stormwater):

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

Stormwater is the only anticipated source. The project will be designed to LID performance standards and to meet quality and quantity requirements of the City's NPDES Phase-II Permit in addition to general surface water general requirements.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

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

No.

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

TESC consisting of: stabilized construction entrance; clean track plates; silt fencing; barrier fencing compost berms; silt dike, check dam; covering of temporary slopes; inlet protection; straw rolls, and control de-watering. On-site BMP's to infiltrate, disperse, and retain stormwater will be followed.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Primarily grasses, some shrubs and minor trees

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

During Phase-I all significant trees will be protected and retained. The area of the buildings will be graded and temporarily covered with lawn. Phase-II will include new landscaping including new trees, tree groupings, shrubs, ground cover, seed and sod lawn, and hardscape materials. Plant material indigenous to the area or species which have proved adaptable and hardy will be used.

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

None known

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: [\[help\]](#)

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

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

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

Typical northwest songbirds, Canada geese, some transient raptors. No large mammals or fish are on site.

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
 In Phase-II, most of the previous area excepting the sport field will be planted with native plants and ground covers that are adapted to the local climate and will enhance bird habitat.
- e. List any invasive animal species known to be on or near the site.

None known

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
 Phase-I is demolition only and has no impact on energy. Phase-II is anticipated to use electric for power and lighting and electricity for heating. It may also include a small solar array.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
 No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
 Phase-II of the project will be designed to achieve a minimum of LEED Silver certification under the USGBC sustainable design rating system. Features include Improved building envelope; site-generated solar power, high recycled content materials and local sourced materials/products

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. [\[help\]](#)
 No
- 1) Describe any known or possible contamination at the site from present or past uses.
 The existing buildings have been investigated for hazardous building materials. These have been identified and will be abated prior to the demolition under Phase-I
 - 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.
 Other than identified hazardous building materials that will be ill be abated prior to the demolition, no other hazardous materials are known to be in the project site
 - 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.
 No toxic or hazardous materials or procedures are proposed for construction or operation of the project.
 - 4) Describe special emergency services that might be required.
 None
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
 Phase-II of the project will specify low-VOC content products in addition to requiring indoor air quality measures and dynamic air flushing prior to occupancy.
- b. Noise
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
 None

- 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. [\[help\]](#)
 No long-term noise generation is anticipated from the school. General construction equipment, primarily earthmoving equipment on a short-term basis during the demolition and early construction. Temporary noise will source mostly between 7am–5pm weekdays.
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
 Project specification requires compliance with WAC 173-60-040 to minimize noise. Noise level of each piece of equipment is limited to not be greater than 85 dB(A) at a distance of 50 feet.

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. [\[help\]](#)
 Current use is a residential K-12 school. The proposal will not change this use. Use on adjacent properties are residential and light commercial. The proposal will not have any impact of these uses.
- 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? [\[help\]](#)
 No
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
 No
- c. Describe any structures on the site. [\[help\]](#)
 There are 11 existing building on the site, mostly single or two-story school buildings and single-story housing. Four of the existing building are non-occupied and are vacant due to condition or unsuitability for continued use.
- d. Will any structures be demolished? If so, what? [\[help\]](#)
 The four existing non-occupied buildings will be demolished in Phase-I. After completion of the new academic and PE building in Phase-II, an additional two buildings will be demolished.
- e. What is the current zoning classification of the site? [\[help\]](#)
 R-30
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
 Public Facility (PF)
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
 There is no shoreline designation on the site
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
 The south border of the site is classified as a steep slope. The proposal does not have any activity within 450-ft of this area.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
 The completed project will support 120 students and 44 faculty. There is no residential component of this proposal.
- j. Approximately how many people would the completed project displace? [\[help\]](#)
 None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
 Phasing the project allows the students to remain in the existing Devine School and Hunter Gym while its replacement is under construction.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
 The proposed project continues an existing use that has been on site since 1889
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
 None

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
 None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
 None
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
 None

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? [\[help\]](#)
 While the design of the new building has not been determined, it is programmed to be a two-story building with an assumed height of 30-45-ft maximum. The exterior is anticipated to be a combination of masonry, steel, and wood sympathetic to the existing campus aesthetic.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
 None. The new building is internal to the campus
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
 The design of the new building will be required to be sympathetic to the existing campus aesthetic.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) There will be some light from glazing areas that will contribute to evening lighting of the site.
 Exterior lighting of the parking and walks will be operated for security primarily dusk to dawn.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
 No. The new building is internal to the campus.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
 No.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
 New exterior lighting will be pole mounted with sharp cut-off fixtures to control light pollution.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
[\[help\]](#)
 The existing Hunter Gym provides formal student recreation and physical education. The campus lawn south of the project area provide students with informal recreation space.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
[\[help\]](#)
 No. The Phase-II project provides a larger gym facility and the new building will not encroach on the south campus lawn. It will also provide a new formal physical education play field.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
 By including a new larger gym facility and a new formal physical education play field, the proposed project will enhance access to recreation and physical activity by students.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
 Yes. 5 of the six buildings identified for removal are over 45-years old and eligible for listing.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
 The Owner has conducted professional archaeological studies on the property in 1994, 1997, 2002, and 2008. In all the studies, no archaeological resources were identified.
- 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. [\[help\]](#)
 See Attachment A
- 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.
 The Owner will include an Inadvertent Discovery Plan in all contracts issue in the development of the proposed project. They have executed an MOU with DAHP which identifies specific measures that when implemented will serve to mitigate the adverse impact on the property from the demolition.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
[\[help\]](#)
 The property is bounded on the west by N. Grand Blvd. and to the north by E. Evergreen Blvd. The main public entry is off Grand. There is also a secondary public entrance from Evergreen and a service entrance from Evergreen. Parking for the residential component enters from Clark Avenue.
- 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? [\[help\]](#)
 CTRAN Route 32 is on Evergreen and Route 6 in on Grand. There is is a stop on the 32 route in front of Hunter Gym and a stop on the 6 route across Grand from Clarke Hall.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
 There are currently 170 parking spaces on the campus. The proposal would relocate parking from the center of campus to the periphery and redistribute some parking from the lot north of Kastel Hall. When completed, the total parking will be 180 spaces, a net gain of 10 spaces.

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

Street frontage improvements per VMC 11.80 will be included under Phase-II

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

No

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

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

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. [\[help\]](#)

No. The project replaces existing space that will be removed and will have no impact public services

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

[\[help\]](#)

None

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
~~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. [\[help\]](#)

See Attachment A

C. SIGNATURE [\[HELP\]](#)

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

Signature: 

Name of signee: Keith James Schreiber, AIA

Position and Agency/Organization: Architect/ Owner's Representative

Date Submitted: February, 10, 2021

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The proposed solution is to implement a two-phased project that results in the development of a consolidated academic and support building serving all grades and students at the Washington State School for the Deaf.

The initial phase provides for the removal of four vacant, unsafe, and dangerous buildings at the center of the WSD Campus. These buildings have significant structural deficiencies, hazardous materials contamination, and are located where nearly all students must move directly adjacent to them to access operational campus facilities. As these buildings contain utilities which must remain active for other campus buildings to remain in operation, this phase also provides for relocation/rerouting of critical campus utilities.

The second phase of the proposed project provides for the construction of a new 60,000-gsf Academic and Physical Education Building connected to the west side of Kastel Hall. This project will consolidate all grades in a single building that has purpose-designed learning environments to maximize effective bilingual instruction to deaf and hard of hearing students. The location of this new building will enable the existing Divine High and Hunter Gym to remain in service during construction. After completion of the new building, the vacated Divine High and Hunter Gym will be demolished, and a new sport field and replacement parking will be developed as the final step of the second phase.

- 13.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 Owner has conducted professional archaeological studies on the property in 1994, 1997, 2002, and 2008. In all the studies, no archaeological resources were identified.

The Owner has also submitted the project to DAHP and received a determination of adverse impact to 5 of the 6 buildings identified for demolition. They have developed a Memorandum of Understanding with DAHP which identifies specific measures that when implemented will serve to mitigate the adverse impact on the property from the demolition. As part of the DAHP Review, the Owner has contacted the following Tribes Cowlitz, Grand Ronde, Yakama, and Warm Springs Tribes. The Cowlitz Tribe has expressed their interest in the project and have requested including of an Inadvertent Discovery Plan.

- 14 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 the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

As the project is replacing existing buildings, and serving existing students, no new trips will be generated by the proposal.

- 16b. 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.

Water:

Water is provided by the City of Vancouver. In Phase-I Water service to the 4 buildings being demolished will be removed. The existing 8" line that serves the demolished this will be relocated to the west to open the middle of the site for construction of the new building in Phase-II. This will maintain the existing water loop serving the site. New hydrants will be provided where required. Any existing water services serving demolished buildings will be abandoned per City Standards. The existing 10-ft easement for the main will be changed to reflect the new routing.

Sewer:

Sewer service is provided by the City of Vancouver. The proposal does not change the existing connections to the City main. All lines on campus serving the buildings to be removed are considered private. The existing lines that serve the demolished buildings will be removed and or capped and abandoned in place. A new 6" will be relocated to the east to open the middle of the site for construction of the new building in Phase-II and maintain service to the existing Kastel Building.

Stormwater:

In Phase-I, the existing 12" stormwater will be extended to drain the area where the Epperson Building will be removed. Phase-II stormwater will be developed in accordance with City of Vancouver General Requirements, BMP's, and Stormwater Management manual for Western Washington (SWMMWW)

Electrical:

Primary service is provided by Clark Public Utilities. The existing underground feeds to the buildings demolished in Phase-I will be de-energized and removed from their connected transformers. The on-site generator that services the emergency lighting and alarms in the buildings that remain will be replaced with a new generator in a new location. In Phase-II a new customer-owned service will be extended from the existing primary feed.

Natural Gas:

Primary service is provided by Northwest Natural Gas. The existing underground feeds to the buildings demolished in Phase-I will be capped and removed. In Phase-II a new gas connection will be extended from the existing service.