



**MODIFIED SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**  
**Franklin Pierce High School Performing Arts Center**

**The SEPA MDNS issues on March 30, 2021 has been modified to address comments received from the permitting agency after the conclusion of the SEPA comment period. Changes made to the proposal and environmental review are shown in underline/strikeout format**

**Description of Proposal:** The proposal is to construct a new 15,501 square foot Performing Arts Center (PAC) that will be located adjacent to the east of the existing Franklin Pierce High School (FPHS) main building. The proposed PAC building will not increase the school's student capacity or increase the number of full-time employees but will enhance the school's performing arts programs.

The proposed site work includes converting the existing student pick-up/drop-off lane into an emergency access-only driveway and constructing a new student pick-up/drop-off lane south-north of the proposed PAC building in the parking lot. Landscaping will be added in the development area and sidewalks will be constructed along 18th Ave E. The proposed PAC building will be approximately 50-feet in height in one portion of the building to accommodate a fly lot.

The proposal will reduce the number of driveways off 18th Avenue from five driveways to three-four driveways. The existing access drive north of the proposed PAC would be restricted to fire access and PAC dock access only. The improvements will reduce the total parking from 485 spaces to 421 spaces.

**Proponent and Lead Agency:** Franklin Pierce School District No. 402

**Location of Proposal:** The proposal is located in Pierce County on tax parcel 0319034000. The Franklin Pierce High School address is 11002 18th Ave E, Tacoma, WA 98445. The parcel is located in Section 3, Township 19, Range 3.

**Responsible Official:** Robin Heinrichs, Executive Director of Support Services  
Franklin Pierce School District  
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***The Responsible Official for the Franklin Pierce School District hereby makes the following findings and conclusions based on a review of the environmental checklist and attachments (SEPA Checklist); other information on file with the District and Pierce County; the policies, plans and regulations designated by the Franklin Pierce School District as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act (SEPA) pursuant to RCW 43.21C.060 and comments received during the SEPA Notice of Consultation comment period. The responsible official finds this information reasonably sufficient to evaluate the environmental impacts of this proposal.***

**FINDINGS OF FACT**

The SEPA Checklist was made available for public and agency review and comment from January 12, 2021 through February 12, 2021. The SEPA Notice of Consultation was published in *The News Tribune*, the site was posted, and Notice mailed to interested agencies. Franklin Pierce School District received two comment letters. One letter was received from Department of Ecology with comments regarding solid waste management, toxics cleanup, and erosion control. A second letter was a "no comment" letter received from Tacoma Pierce County Health Department. Following completion of the comment period the

District received comment from Pierce County Traffic requesting a Traffic Impact Analysis to address specific concerns. As a result of the comments, additional information has been incorporated into the final environmental checklist.

Earth – The majority of the site is flat with Kapowsin gravelly ashy loam soils. The proposal will require approximately 1,100,600 cubic yards of clean-cut to fill for grading and frontage improvements. The proposal is not anticipated to will increase impervious surfaces by 0.2 acres since the development is located on existing impervious surface areas and exchanges the small manicured lawn for landscape buffers and converts a lawn area for a new drop off lane. A temporary erosion control (TESC) plan will be approved by the County and will include construction procedures and best management practices for erosion control. A Geotechnical Engineering Report was prepared by Migizi Group, Inc (dated January 2021) with recommendations for design and construction.

Air – Construction vehicles and equipment may be a potential temporary source of exhaust emissions. Impacts to air quality resulting from construction activities will be controlled through the implementation of applicable federal, state, and local emission control criteria for vehicles and equipment. The use of temporary erosion and sediment controls will control dust emissions that may result from construction activities. No increases to air emissions are expected following project completion.

Water – There are no surface water bodies on or in the immediate vicinity of the site and no groundwater will be withdrawn, nor any waste materials discharged into the ground. Stormwater runoff from the new building and the surrounding redeveloped area will be collected and routed to a detention tank before it is released into the existing stormwater pipes. The project will meet all requirements of the 2015 Pierce County Stormwater Management & Site Development Manual.

Plants – The proposal will remove lawn and landscaping within the building's footprint and add new tree plantings in the perimeter landscape buffer and parking lot.

Environment Health – The subject property and the adjacent Gibraltar Senior Living site are listed by Ecology as known cleanup sites (facility site ID 21621933 and 6607). On March 24, 2021, Migizi Group, Inc. completed their review of the existing cleanup site information, the potential impact to the proposed development, and responded to Ecology comments.

Review of the Remedial Investigation Report prepared by Shannon and Wilson identified that the Franklin Pierce High School cleanup is due to removal of underground storage tank located near the southeast corner of the district's vehicles maintenance building, potential release from vehicles in the nearby previously unpaved parking area, and from the fuel facility. Migizi Group identified that proposed development is located approximately 445 feet from these facilities and is separated from them by the existing High School Buildings.

Review of the Gibraltar Senior Living Supplemental Phase II Subsurface Investigation prepared by Atlas Geosciences NW identified that the offsite cleanup at Gibraltar Senior Living was due to the three underground storage tanks located next to the existing senior living building. Migizi Group identified that proposed development is located approximately 425 feet from these facilities and is separated from them by the existing High School Buildings.

Migizi Group determined that the two primary contaminants of concern in the vicinity of the project is oil-range and diesel-range petroleum hydrocarbons. The review of the onsite conditions indicates that there are no underground utilities that will provide a pathway for petroleum hydrocarbons to migrate from the cleanup sites to the proposed development footprint. Localized topography and observations by others indicate that the water gradient is directed toward the west, away from the proposed development footprint, suggesting that there is not a likelihood of contaminant migration to the area of the development from either cleanup site.

Migizi Group recommends that if petroleum hydrocarbons are identified during excavation activities, the District will collect and analyze sufficient soil samples (analyzed for Hydrocarbons Identification, or NWHCID) to identify, characterize, properly handle, and dispose (if necessary) hydrocarbon-impacted soil encountered. The above soil screening information will be included in the Construction Stormwater NPDES documents, stored on-site during construction.

The site is identified on the Department of Ecology Tacoma Smelter Plume map of having under 20 ppm of arsenic, which is below the level requiring additional testing.

Land and shoreline Use – The project site is currently developed as Franklin Pierce High School, associated outbuildings, and playfields. The adjacent uses include single-family residential, vacant land, church property, commercial properties, senior housing properties, and SR 512. The project is located within Pierce County Urban Growth Area. The property is zoned single-family while the properties to the west and east are zoned Community Employment. The only critical area classification on site is the aquifer recharge area classification.

The 2019-2020 enrollment at FPHS has varied between 1,106 and 1,123 students and the staff count is approximately 131 employees. The proposal will not increase student capacity or increase the number of employees. The proposal will improve traffic flow through the addition of a new pick-up/drop-off lane.

Aesthetics – The proposal will replace the parking spaces and current student drop-off/pick-up lane with a new 50-foot tall building, new student drop-off/pick-up, new sidewalks, and new landscaping buffers. The new Performing Arts Center building will include quality wood, metal, and masonry siding. It is anticipated that the view from 18<sup>th</sup> Avenue East will be improved with the new landscape buffer and aesthetically pleasing building. The views from the north, west, and south property boundaries will remain unchanged. The proposal will conform to the development and design standards required by Pierce County.

Recreation – The proposal will not impact any of the existing onsite recreation facilities.

Historic and cultural preservation – No evidence has been found indicating any structures are eligible for listing in a national, state, or local preservation register. No impacts to cultural and historic resources are anticipated. If cultural or archaeological resources are found, then all site work will stop until Washington State Department of Archaeology and Historic Preservation are notified and provide guidance.

Transportation – Existing access to the site is provided by one driveway on 112<sup>th</sup> Street East and five driveways on 18<sup>th</sup> Avenue East. The proposal will ~~remove~~ retain the existing two ~~of the~~ driveways off 18<sup>th</sup> Avenue that access the parking lot and relocate the student pick-up/drop-offs from the existing loop to south a new pick-up/drop-off queue lane located north of the proposed Performing Arts Center building. The completed project will eliminate ~~654~~ parking spaces for the new student pick-up / drop-off lane and proposed building. The site will continue to provide 421 parking spaces, which is within Pierce County code-required parking limits.

18<sup>th</sup> Avenue East half street improvements will be constructed, including new sidewalk between the driveway north of the Performing Arts Center and 112<sup>th</sup> Street Avenue East. The proposal will meet Pierce County traffic and parking standards.

## MITIGATION MEASURES

***Franklin Pierce School District has determined that the proposal, with the mitigation measures listed below, does not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21C.030(2). The mitigation measures described below are recommended as conditions of project approval. Copies of the documents pertaining to this SEPA Determination are available for review during regular business hours at the Franklin Pierce School District at the address listed above.***

1. Project design and construction is required to follow the recommendations provided in the Geotechnical Engineering Report prepared by Migizi Group, Inc. dated January 2021 and as subsequently updated or amended.
2. All grading and filling of land must utilize only clean fill, i.e. dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval may be required prior to filling.

3. A Construction General Stormwater permit (NPDES) may be required to be obtained prior to clearing, grading, or excavation activities.
4. If contamination of soil or groundwater is suspected, discovered, or occurs during the construction of the new Performing Arts Center building, testing of the potentially contaminated media must be conducted. If petroleum hydrocarbons are identified during excavation activities, the District will collect and analyze sufficient soil samples (analyzed for Hydrocarbons Identification, or NWHCID). The samples shall identify and characterize the contamination. Contaminated soils and/or groundwater shall be properly handled and disposed of (if necessary) in consultation with Ecology and in compliance with state and federal regulations. The Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) should be contacted at (360) 407-6300. The above soil screening information will be included in the Construction Stormwater NPDES documents, stored on-site during construction.
5. All school-related parking shall occur on-site. On-street parking is not allowed on County roadways. The school and school district will implement ongoing education to parents, students, and staff regarding no parking along 18th Ave E. Additional measures such as no parking signs along the east side of 18th Ave E may be necessary depending upon County review.
6. The school district will engage the services of its contracted School Resource Officer, a county sheriff assigned to the school, to help enforce the parking restriction on 18th Ave E.

This Modified Mitigated Determination of Nonsignificance (MDNS) is issued under WAC 197-11-340(2)(f). The Lead Agency will not act on this proposal for 14 days from the issue date. Comments must be submitted by 5:00 pm on ~~April 13~~September 27, 2021. There is no agency appeal of this Determination; appeals are governed by RCW 43.21C.075.



Robin Heinrichs, Executive Director of Support Services  
FPSD SEPA Official

13 Sept 2021  
Date

Issue Date: March 30, 2021-September 13, 2021  
Last Day to Comment: April 13, 2021-September 27, 2021

*Engage Their Minds*