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FINAL SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS) OF PROPOSED ACTION

Seattle-Tacoma International Airport (Sea-Tac Airport) Angle Lake School Demolition Project

The Port of Seattle has completed an environmental analysis, including review of pertinent and available environmental information and preparation of an Environmental Checklist for the proposed project. The SEPA Rules, in 197-11-350, and the Port's SEPA implementing policies specifically provide for agencies to prepare a mitigated determination of nonsignificance to identify mitigation measures that will reduce likely significant adverse environmental impacts down to a nonsignificant level. This environmental checklist provides specific analysis and proposed mitigation for the Angle Lake School Demolition project.

Project Background: The Angle Lake School property is located in the present city of SeaTac, Washington, south of the SeaTac International Airport, which is owned and operated by the Port of Seattle (POS). School functions were moved out of the buildings in the mid-1970s, and the buildings were vacated in August 2005 by the original owner, the Highline School District.

In 2005 the Port of Seattle purchased the Angle Lake School property. With the acquisition, the Port allowed several existing tenants, including several community non-profit organizations, who leased space on a month-to-month basis to remain in non-profit the main school structure for several years. The tenants included a daycare facility, machinist union IAMAW Local 2202 and District 143 offices, a Christian church, water testing company, and the Highline Historical Society. The Port adapted the main floor of the nearby gym as a temporary staff office space. The tenants left the school building in early to mid 2007, and the school buildings and property have been vacant since that time.

Despite efforts to secure the property with fencing and locks, vandals entered the main school building in late 2007 apparently to strip copper wiring, an activity that resulted in considerable damage to the interior finishes. In late 2007, the Port secured the buildings by installing plywood panel over glazed window and door openings.

On May 31, 2008, a three-alarm fire burned the main school building to the north. The fire is currently under investigation as arson. It has not yet been determined if the building debris from the fire is required to be removed as a safety issue under an emergency permit or if the Port will be able to demolish all the buildings at the same time when permits are received.

The site is within one-half mile of the airport runway, directly below its flight pattern and is in an area zoned for airport-related uses. The buildings are isolated from both residential and commercial development. The POS has not identified an appropriate use for the buildings and does not view them as candidates for a successful rehabilitation. Although it has not identified any specific uses for the property, the Port proposes to demolish the buildings in early 2008.

In 2002, the Washington State Department of Archaeology and Historic Preservation (DAHP) reviewed an Environmental Impact Statement for the region's new Sound Transit light rail system, which was

accompanied by a cultural and historical resources survey and historic site inventory form. As part of that review, the Department identified Angle Lake School as eligible for listing on the National Register of Historic Places in November 2002. DAHP affirmed this determination of eligibility in an environmental review of the Port of Seattle's Sea-Tac International Airport Comprehensive Development Plan in January 2007. The subject property, the former Angel Lake School, was not part of the Port's development plan.

This current Historic American Building Survey (HABS) report is a mitigation effort, prepared along with a subsequent permit review document (a SEPA Checklist). The HABS report follows the format established by the Historic American Building Survey for a Type II report, and it documents the property's history and architecture. In addition to this report, the Port of Seattle's consultant has contracted with a local organization, the Highline Historical Society, which undertook several oral histories with former students of the Angle Lake School.

Written transcriptions of the oral interviews and printed copies of this HABS report are provided to the Burien Branch of the King County Library System, the Highline Historical Society, and the Museum of History and Industry in Seattle. An archival set, consisting of the HABS report with original negatives and printed photographs and transcription notes, is located at the Washington State Department of Archaeology and Historic Preservation, in Olympia, along with a CD with the same content.

Project Description: The proposal is to demolish the existing buildings including the north building that was recently burned. Signage and retaining walls on the site as well as other above ground structures at the site are to be removed including: light poles, fences, curbs, landscaping, stairs, vaults, fire hydrants, and guardrails. Existing utilities would be relocated or terminated if no longer used. Asphalt and vegetation would be moved as necessary to create a level terrain. The site would be graded following demolition to create level terrain and then paved.

Proposed Cultural Historical Project Mitigation: In 2002, the Washington State Department of Archaeology and Historic Preservation (DAHP) reviewed an Environmental Impact Statement for the region's new Sound Transit light rail system, which was accompanied by a cultural and historical resources survey and historic site inventory form. As part of that review, the Department identified Angle Lake School as eligible for listing on the National Register of Historic Places in November 2002. DAHP affirmed this determination of eligibility in an environmental review of the Port of Seattle's Sea-Tac International Airport Comprehensive Development Plan (CDP) in January 2007. The subject property, the former Angle Lake School, was not part of the Port's CDP.

The Port of Seattle now plans to demolish the Angle Lake School buildings. The Port determined in conjunction with their historic preservation consultant and DAHP that a mitigation effort would accompany a SEPA checklist for the proposed demolition project to mitigate for potential historic and cultural impacts. A current Historic American Building Survey (HABS) report was prepared as a mitigation effort along with a subsequent permit review document (a SEPA Checklist). The HABS report follows the format established by the Historic American Building Survey for a Type II report, and it documents the property's history and architecture. In addition to this report, the Port of Seattle's consultant contracted with a local organization, the Highline Historical Society, which undertook several oral histories with former students of the Angle Lake School.

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History and Industry in Seattle. An archival set, consisting of the HABS report with original negatives and printed photographs and transcription notes, is located at the Washington State Department of Archaeology and Historic Preservation, in Olympia, along with a CD with the same content.

Location of Proposed Action: The Angle Lake School property is located in the present city of SeaTac, Washington, south of the SeaTac International Airport, and South of South 192nd Street and west of 28th Avenue South in the City of Sea-Tac. The street address is 19215 28th Avenue South in SeaTac, Washington. Section 4, Township 22 North, Range 4 East, W.M., in King County, Washington.

Lead Agency: Port of Seattle (SEPA No. 08-09)

Determination: This environmental evaluation, which includes mitigation measures, has been prepared following the provisions of the Washington State Environmental Policy Act (SEPA) under Chapter 43.21C, Revised Code of Washington (RCW), Chapter 197-11, Washington Administrative Code (WAC), and Resolutions 3028, 3211 and 3539, Port of Seattle SEPA Policies & Procedures. As lead agency, the Port has determined that the proposal will not have a probable significant adverse impact on the environment. Therefore, an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c).

Supporting Information: Information used to reach this determination, and applicable State laws and Port of Seattle policies, regulations, and procedures are available for public review at the Port of Seattle office at (1) Engineering Services Department, Second Floor Bid Counter, Pier 69, 2711 Alaskan Way, Seattle; and (2) Sea-Tac International Airport, Airport Office Building Reception Desk, 17801 Pacific Highway South, SeaTac. The document is also available for review online at <http://www.portseattle.org/community/environment/>.

Public & Agency Comment: The MDNS and Environmental Checklist for this project circulated on July 21, 2008 and the comment period ended on August 4, 2008. The Port's Final MDNS is now being issued based on the final determination of no significant environmental impacts. Please refer any questions relating to this determination or to the proposed actions to Steve Rybolt, Port of Seattle, Sea-Tac Airport, P.O. 68727, Seattle, WA 98168. Tel: 206-988-5527 or the Port of Seattle electronic mail Internet address at Rybolt.S@portseattle.org.

Appeals: The Port's decision on the proposal described above and the Port's issuance of a Final MDNS on this proposal constitute the Port's Final SEPA decision. This SEPA DNS determination may be appealed by filing a writ of review in King County Superior Court within twenty-one (21) days of the date of issuance pursuant to Port of Seattle Resolution No. 3028, 3211 and 3539.

Signature on File

Michael D. Feldman
Deputy Managing Director, Aviation Division
Port of Seattle, SEPA Responsible Official