



STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Anacortes Marine Technology Building

2. Name of applicant:

Northwest Career & Technical Academy Executive Board

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

Bryan G. Young, P.C. Architects and Planners
P.O. Box 552
Anacortes, WA 98221
(360) 420-9420

4. Date checklist prepared:

December 8, 2008

5. Agency requesting checklist:

Port of Anacortes

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

Pending permit approvals, construction of the facility is anticipated to begin in the summer of 2009 and last approximately 11 months.

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

No, other activities in the site vicinity will be completed under separate permit approvals.

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

- Geotest, 2008. Geotechnical Engineering Evaluation, Proposed Marine Skills Center, Anacortes, WA. August 27, 2008.
- Hutteball & Oremus Architecture, 2008. Northwest Career & Technical Academy – Anacortes Marine Technology Facility. Schematic Design Development Report, November 12, 2008.
- Perteet, Inc., 2008. Skagit County Technical Skills Center Traffic Impact Analysis, Anacortes, Washington. April 29, 2008



- Port of Anacortes, 2008. Comprehensive Plan.
- Port of Anacortes, 2008. Determination of Nonsignificance and Environmental Checklist for Port of Anacortes Comprehensive Plan. September 11, 2008
- Washington Department of Ecology, 2008. Remedial Investigation and Feasibility Study. Port Uplands Area, MJB North Area, and Marine Area, Former Scott Paper Company Mill Site, Anacortes, WA. August 14, 2008

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.

The proposed project would be located on the northern portion of a former industrial facility that is a state cleanup site - the former Scott Paper Company Mill site. The Port of Anacortes has entered into a Consent Decree with the Washington State Department of Ecology (Ecology) to investigate and develop a cleanup action plan for the site. In cooperation with other potentially liable parties, the Port is working with Ecology to remediate the historical contamination at the site resulting from former mill operations.

Kimberly-Clark Corporation has entered into an Agreed Order with Ecology for the southern portion of the former mill site (now owned by MJB Properties). A Remedial Investigation/Feasibility Study that delineated the nature and extent of contamination at the site, including soil at Parcel 1, has been submitted to Ecology; and a cleanup action plan is being developed for the entire site. Currently, the Port plans to begin cleanup actions on some upland portions of the site in the summer of 2009. Two small areas within the boundary of the lease area for the proposed Marine Technology Building have been identified for remediation due to elevated levels of metals and arsenic. Targeted removal of these soils would be completed prior to development and completion of the building and adjacent parking area.

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

City of Anacortes Conditional Use Permit
City of Anacortes Building and Grading Permits
Department of Ecology Construction Stormwater Permit

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.)

The proposed action is the construction of a new approximately 142 by 142 foot by 30-foot high educational facility for preparatory high school and college programs related to the marine industry in Anacortes and Skagit County (see attached site plan and architectural rendering). Approximate initial enrollment and hours of operation are as follows: 30 students from 8:00 AM to 11:00 AM; 30 students from 11:00 AM to 2:00 PM; and under review are 15 students in a later afternoon or early evening session for a 3 hour block of instruction. Night classes and weekend classes will be considered once programs are developed.



The facility will consist of a new single story 15,130 square foot building with classrooms, labs, an assembly area accommodating up to 140 people, administrative offices, and an approximately 2,600 square foot storage building. Future expansion plans include: a lecture/administration building of approximately 4,200 square feet and a laboratory expansion of approximately 3,800 square feet. The building foundations will be a 'mat' or 'raft' foundation, incorporating an 8-inch reinforced concrete slab with thickened edges spread footings. There will be four main laboratories and an assembly room organized around a central project area. A partially covered paved exterior yard will be adjacent to the main building and will allow outdoor instruction. Two administrative offices, a conference room, and a resource area will also be included within the main building.

The main vehicular access to the site will be from R Avenue. Parking on the site will consist of a 90-space paved parking area on the east side of the site. An additional 30 spaces will be provided across the street to the east at the Educational Service District's lot. An estimated total of 120 public parking spaces will be incorporated into the project for joint use by the facility and the Port of Anacortes.

The following utilities will be required for building service: water mains for potable water and fire protection, sanitary sewer, storm sewer, natural gas, electric power and telecommunication lines. Utility connections are available adjacent to the site both via connections to the adjacent Educational Services District facility, and via city mains along Q Avenue. Stormwater collection from the new impervious areas (building(s), sidewalks, parking, and travel lanes) will be through a system of rain gardens, mild swales, catch basins and piping, with eventual discharge on the south side of the site into an existing drainage swale which discharges into Fidalgo Bay. Discharges from the parking lot and travel lanes will be pretreated via strategically placed rain gardens on site.

The building project will comply with applicable sections of the City of Anacortes Building Code and in addition will follow the Washington Sustainable Schools Protocol. The final design will integrate and evaluate daylighting, energy efficiency, indoor air quality, acoustics and sustainable materials. Construction is expected to begin in early summer 2009 and be completed by August 2010 in order to welcome the first class of students in September 2010.

- 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 project site is located at 1601 Q Avenue between 17th Street and Seafarers' Way in Anacortes, Skagit County, Washington. Sections 18 and 19, Township 35 North, Range 2 East, Fidalgo Bay. A site plan and architectural rendering are attached.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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



The approximate 6-acre site is flat and vegetated with grasses.

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

The site is flat.

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.

Upland soils consist mostly of variable gravel, sand, silts and clay deposited as fill material at various times during the site's history and prior development.

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

Portions of the general project area are identified as geologically hazardous on the City of Anacortes' Natural Resource and Critical Areas maps. This designation is due to historic filling in the area, which means the site could be susceptible to liquefaction or subsidence during a major seismic event. Seismic issues would be addressed during design and construction of structures in compliance with applicable code requirements.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Backfilling of excavated areas will be performed to restore existing grades, where required. Approximately 1,800 cubic yards will be excavated for utility connections, stormwater drainage and similar infrastructure, and 2,200 cubic yards of fill will be imported for regarding the site.

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

Erosion is not expected due to the limited area and scope of excavation activities and the flat topography of the site.

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

Approximately 67% of the site will be covered by impervious surfaces. This includes new building(s), sidewalks, parking, and travel lanes.

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

Contractors will be required to implement standard Best Management Practices (BMPs) for erosion control during active construction and excavation. These may include covering of stockpiles and prevention of soils from entering storm drains through the use of hay bales and/or similar measures as identified in the required construction stormwater permit.



2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Short term air emissions are expected to be limited to diesel and gasoline engine emissions from trucks and other heavy equipment being used for construction. During operations, air emissions would be generated by vehicles driving to and from the facility, and heating/cooling of the buildings. Short term and occasional emissions will be generated from laboratories involved with resin, wood and painting.

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

No. Sources of emissions in the planning area include refineries, industrial and commercial operations, and vehicle traffic on streets and highways which would not affect the proposed project.

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

Most students will arrive and depart the facility via two school buses per day. Students will be encouraged to use bus service rather than use their own private vehicles. Staff and visitors will be encouraged to carpool or use public transportation. The building project will comply with applicable sections of the City of Anacortes Building Code and will follow the Washington Sustainable Schools Protocol. The final design will integrate and evaluate daylighting, energy efficiency, indoor air quality, acoustics and sustainable materials. The center has applied for state funding to incorporate conservation and sustainability features which may include solar panels, sun control and ventilation features, and a ground source heat pump. These measures will minimize energy use at the facility, and reduce potential operational emissions from the site.

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.**

Fidalgo Bay, part of north Puget Sound, is located east of the project site, but surface water is not directly adjacent to the proposed facility. The Cap Sante Boat Haven is located north and east of the site.

- 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.

- 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.**

None.

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

No.

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

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.**

No.

b. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

Temporary dewatering may be required during excavation of utility connections. The amount of water removed is anticipated to be small. Due to tidal influence on groundwater in shoreline areas, no impacts to groundwater are expected.

- 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.**

Not applicable.

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.**

Stormwater collection from the new impervious areas (building(s), sidewalks, parking, and travel lanes) will be through a system of rain gardens, mild swales, catch basins and piping, with eventual discharge on the south side of the site into an existing drainage swale which discharges to Fidalgo Bay. Discharges from the parking lot and travel lanes will be pretreated via strategically placed rain gardens on site.



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

There is a small potential that waste materials could enter ground or surface waters due to an accidental spill during construction.

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

Care will be taken to prevent any petroleum products, chemicals, or other toxic materials from entering the water.

4. Plants

a. Check or circle 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
- 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?

Existing grass will be removed in areas to be covered with the new building(s), sidewalks, parking, and travel lanes.

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

None are known.

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

Areas to the south and north of the building and parking areas will be landscaped with native plants. Landscaping will include planting areas adjacent to street frontages, within and adjacent to parking areas, and along pedestrian walks. Trees will be planted an average of thirty feet apart in such areas, with additional groundcover or shrubs.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Observed birds and animals-

birds: hawk, heron, eagle, songbirds, gulls, common loon, Brandt's cormorant, osprey, great blue heron



fish: salmon, bull trout, crab

Several bald eagle nesting territories occur in the vicinity, primarily near Fidalgo Bay, West Guemes Channel and Guemes Island. A great blue heron nesting colony is on March's Point approximately 4 miles southeast of the site. Several osprey nesting territories also occur in the Anacortes area, but these are located more than one mile inland. Numerous waterfowl and shorebirds also use the area, primarily in the winter and during migration.

Fish resources in Fidalgo Bay area include Pacific salmon, forage fish, and a number of flatfish and pelagic species typical of Puget Sound. Forage fish, such as Pacific herring, surf smelt, and Pacific sand lance spawn in Fidalgo Bay and along the shorelines of Guemes Channel.

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

Federally listed or threatened species that could occur in the vicinity of the site include the Puget Sound Chinook salmon, bull trout, and bald eagle.

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

Salmonids may occasionally visit the adjacent marina area as Fidalgo Bay is a migratory route for anadromous salmonids in the Skagit and Swinomish systems. The Puget Sound area is part of the Pacific flyway. Birds that inhabit the area vary seasonally due to migration. Fidalgo Bay provides over-wintering areas for grebes and other migratory waterfowl, including over 26 duck species, whistling swans, and Canada geese.

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

None are necessary.

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.

Both electrical and fossil fuel sources will be required to operate construction equipment at the site.

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

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:

The building project will comply with applicable sections of the City of Anacortes Building Code and in addition will follow the Washington Sustainable Schools Protocol. The final design will integrate and evaluate daylighting, energy efficiency, indoor air quality, acoustics and sustainable materials. The center has applied for state funding to incorporate



conservation and sustainability features which may include solar panels, sun control and ventilation features, and a ground source heat pump.

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.**

Construction or operation of the facility includes a small risk of accidental release or spills of fuels. Small quantities of paints, solvents, and similar materials used for boat repair or construction may be stored within the laboratories.

- 1) **Describe special emergency services that might be required.**

No special emergency service requirements are anticipated.

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**

Implementation of a contractor spill control plan and best management practices will minimize risks during construction.

b. Noise

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

Existing noise will not affect the construction or operation of the facility.

- 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.**

Construction noise will occur associated with a variety of construction equipment. This could include truck and crane engines, generators and other small engines, excavators, backhoes, and other heavy equipment. Construction noise will be limited to daytime hours and will not create adverse impacts due to the lack of sensitive noise receptors in the area. Noise impacts from operation of the facility are not anticipated.

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

Construction activities will be carried out in a manner consistent with the City Municipal Code and State environmental noise standards.

8. Land and shoreline use

- a. **What is the current use of the site and adjacent properties?**

Adjacent properties include commercial and retail uses west of Q Avenue, AMS (Thrive Health Club), and Educational Services District offices to the east, and Port properties to the



north. The site is located just south of Cap Sante Boat Haven, a large recreational and commercial boat marina operated by the Port of Anacortes.

b. Has the site been used for agriculture? If so, describe.

No, the site was the location of the Scott Paper Company mill.

c. Describe any structures on the site.

There are currently no structures on the site. Adjacent structures on adjoining lots include commercial offices and retail uses.

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

No.

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

Commercial Marine 1.

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

The City of Anacortes 2007 Comprehensive Plan designates the site as Commercial Marine 1.

The goals for the Commercial Marine designation include:

1. Preserve CM areas for commercial enterprise where orientation to the waterfront and waterway areas is of prime importance;
2. Require a public access element in all developments abutting the shoreline where appropriate;
3. Allow limited residential development within the CM zone;
4. Encourage marine, commercial, and tourist developments that are water-dependent, destination-oriented, and enhance marine values such as physical and visual access to waterways and shorelines.

Chapter 17.22.010 of the Anacortes Municipal Code further states that the Commercial Marine 1 use district is established in recognition of the unique and irreplaceable nature of certain marine sites within Anacortes. It creates a special commercial district providing for a mix of commercial, industrial, and recreational uses appropriate to the commercial and industrial districts and compatible with public access to Fidalgo Bay, orientation to navigable waterways, and tourism trade.

The 2008 Port of Anacortes Comprehensive Plan, establishes guiding principles and land uses, and identifies potential projects for the Port and its properties. The proposed project is within the area designated as the South Basin area of the Port's Cap Sante Boat Haven properties. The Port plan envisions the following land uses and improvements for the South Basin area:

1. Protect existing facilities
2. Provide adequate parking
3. Accommodate marine-related commercial or educational development facilities on



Parcel 1

4. Accommodate marine-related commercial uses.

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

Not applicable. The proposed location is outside the shoreline master program jurisdiction.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

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

The facility will accommodate approximately 96 students and 6 staff. The proposed lecture hall/assembly area will accommodate up to 140 people and will be available for use by the community during non-school hours.

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

Not applicable.

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

Not applicable.

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

The proposed marine technology building development is consistent with the goals of the Port of Anacortes Comprehensive Plan, and would not interfere with existing or future marine-related uses in the South Basin planning area. The Port plans to develop the north half of Parcel for marine-related commercial uses depending on the availability of market opportunities and suitable tenants.

The project is subject to review under the City of Anacortes conditional use process. The proposed facility meets the review standards for this process because it is compatible with adjacent uses, reinforces the pedestrian friendly scale and character of the CM1 zone, and preserves views of and access to Fidalgo Bay. The proposed facility is of similar scale as other facilities in the commercial district of Anacortes. Although not water-dependent, the proposed educational use can be considered water-related due to its close proximity and access to the adjacent marina and other marine trade and commercial uses. These were key factors in selecting the location of the marine technology building. Development of an educational facility focused on the marine trades that currently exist within the CM1 zone and the broader Anacortes community falls within the encouraged conditional uses of the CM1 zone and the City's goals and policies for this district.



9. Housing

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

Not applicable.

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

Not applicable.

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

Not applicable.

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 tallest portion of the main building will not exceed 30 feet. The proposed exterior building envelope will consist of metal wall panels, cedar siding, concrete masonry units, aluminum windows and a standing seam metal roof with skylights.

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

Views of the existing vacant property will be altered by the presence of the new buildings and landscaping. The proposed buildings are similar in scale and bulk to existing buildings in the area. No public or shoreline views will be obstructed by the proposed facility due to the presence of existing buildings just east of the property.

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

Landscaping, including the installation of trees, will soften the visual impact of the new building and parking areas.

11. Light and glare

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

New down-shielded fixtures will be installed for nighttime lighting of parking areas. Down-shielded fixtures will also be installed at or over building entrance areas.

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

No.

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



None.

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

None are necessary.

12. Recreation

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

Significant formal and informal recreational and shoreline public access exists in and adjacent to the site. There is an existing pedestrian esplanade for public access to the boating facilities at Cap Sante Boat Haven which also runs east along the marina to Seafarers' Memorial Park. Fidalgo Bay views and shoreline access are available at the park. The Tommy Thompson trail is a multi-use trail located along the east side of Q Avenue. It follows the former Burlington Northern railroad right-of-way south from 11th Street and east along the trestle across Fidalgo Bay to March's Point.

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

No. A once-a-year event, the Cancer Society Relay for Life, is held on Parcel 1 for a weekend in the summer. A paved oval track was constructed on the property for runners and walkers. However, this is a temporary use and many other locations in Anacortes are equally suitable for this event.

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

No adverse impacts to recreation would occur.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no known historic places or objects located on the site.

The stern-wheeler WT Preston is a National Historic Landmark ship and is located north of the Site at the eastern terminus of 8th Street at Q Avenue. The vessel served as a US Army Corps of Engineers snag boat until 1981, when it was transported to Anacortes and dry berthed. Directly adjacent to the Preston, the former Great Northern Railroad station is listed on the National Register of Historic Places. Neither the Preston nor the former railroad station will be affected by the project.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

The Port has investigated historic records for evidence of historic, archaeological, scientific, or cultural importance in the project area. No additional landmarks or features of historic significance are known within the areas affected by the proposal.



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

Archeological and/or cultural resources are not likely to be discovered at the site due to repeated filling activities that have taken place since the turn of the century.

14. Transportation

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

The site is located adjacent to downtown Anacortes just east of the main truck route (Q Avenue) through town. The primary access routes to the site are Commercial Avenue and Q Avenue, which provide north-south connections between State Route (SR) 20 through the main commercial area of town. Thirteenth (13th) Street is the nearest east-west connecting street between Commercial Avenue and Q Avenue.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is directly served by public transit with a SKAT southbound bus stop located on Q Avenue at 17th Street, and a northbound bus stop located just south of 15th Street. Route 410 makes a loop through Anacortes and provides service between the Anacortes Ferry Terminal and the March's Point Park & Ride lot. Route 513 operates between the Skagit Station in Mount Vernon and downtown Anacortes. Buses stop every three hours beginning at between 7:00 a.m. and 5 p.m. westbound and between 8:00 a.m. and 6:00 p.m.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking on the site will consist of an approximately 90-space paved parking area on the east side of the site. An additional 30 spaces will be provided across the street at the Educational Service District's lot. An estimated total of 120 public parking spaces will be incorporated into the project for joint use by the facility and the Port of Anacortes. No parking spaces would be eliminated.

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

No.

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

Students are expected to take advantage of the nearby access to Cap Sante Boat Haven and other water transportation facilities in the Anacortes area.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.



According to a traffic impact analysis of the proposed development prepared by Perteet Inc., the development will add a total of 630 average daily trips to the local street system, with 58 total trips (34 inbound and 24 outbound) during the p.m. peak hours. Perteet's traffic analysis used the ITE Trip Generation rates based on square footage of the proposed use. There is currently an average weekday peak hour volume of 1,133 vehicles, which is predicted to increase to 1,144 in 2009. Adding 58 trips (or approximately 5 percent) to the peak hour traffic would not significantly increase the traffic or result in a significant impact on the level of service on intersections in the area.

Three intersections along Q Avenue were identified by the City for analysis of level of service impacts resulting from the proposed development and the analysis showed that vehicles trips generated by the proposed facility would have no significant impact on the level of service at the study intersections.

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

No off-site mitigation measures are needed or recommended. Students will be encouraged to use bus service rather than their own private vehicles. Staff and visitors will be encouraged to carpool or use public transportation. The City of Anacortes' mitigation policy requires a contribution to the City of the development's fair share cost of implementing future local transportation improvements. A mitigation fee will be calculated during the development permit review process.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

No.

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

Not applicable.

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.**

Electrical and water utilities may be encountered during excavation. Construction activities will be coordinated with the appropriate utility providers.

Utilities and providers at the site are as follows:



Electricity	Puget Sound Energy
Natural gas	Cascade Natural Gas
GTE	Telephone
City of Anacortes	Water, Sewer, Refuse Service

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.

Signature:

A handwritten signature in black ink, appearing to read "Bob Elshner", written over a horizontal line.

**Bob Elshner, Director of Engineering, SEPA Responsible Official
Port of Anacortes**

Date Submitted:

December 18, 2008

11.12.2008

SITE PLAN



11.12.2008

SCHEMATIC PERSPECTIVES

