

– Board of Directors –

ERIC K. GREENE JEANIE SCHULZE
ROBERT C. MACDERMID SCOTT R. WOEHRMAN
BRUCE J. RICHARDS



Central Kitsap School District

DAVID MCVICKER
SUPERINTENDENT

9210 SILVERDALE WAY NW
MAILING ADDRESS: PO BOX 8
SILVERDALE, WASHINGTON 98383
(360) 662-1610 • Fax: (360) 662-1611
www.ckschools.org

NOTICE OF SEPA CONSULTATION

The Central Kitsap School District has issued a preliminary SEPA Checklist and associated documents for comment prior to issuing a threshold determination.

Proposal Name: Central Kitsap High School & Middle School Replacement
Name of Applicant: Central Kitsap School District No. 401, Capital Projects Department
Notice of SEPA Consultation Posted: December 13, 2016

Site Location: The addresses currently assigned to these locations include: 3700 NW Anderson Hill Rd; 10170, 10332 and 10130 Frontier Pl. NW; 3890 and 3898 NW Windy Ridge Rd, Silverdale WA. The project is located in Section 17 of Township 25 N Range 1E, in the Silverdale Urban Growth Area of Kitsap County. It is 59 acres comprised of tax parcels: 172501-4-003-2006; 172501-4-004-2005; 172501-4-001-2006; 172501-4-008-2001 and 172501-4-009-2000.

Description of Proposal:

The Central Kitsap School District (CKSD) will be replacing several aged buildings at the Central Kitsap High School (CKHS) and Central Kitsap Middle School (CKMS) sites, and forming a centralized, shared and integrated campus to better serve students, faculty, and the community. The construction and development will occur in multiple phases, to accommodate students and maintain educational services during project construction.

The schools will be co-located in a new approx. 325,000 SF building in the center of the campus, with additional support facilities (i.e. parking and sports fields) for CKHS to the north and west, and CKMS to the south. Current FTE enrollment is 1,360 for CKHS, 717 for CKMS, and 233 for the Alternative High School (for a total enrollment of 2,310 FTE students). The new facility is being designed for a capacity of 1,400 high school and 700 middle school students, for a total of 2,100 students. The district will relocate several of the uses offsite to other District properties. This includes the transportation/bus barn facility, centralized kitchen and warehouse, New Frontiers building, Alternative High School, daycare portables, and the science kit building. The existing buildings accommodating these activities as well as several residences will be demolished.

At build-out, on-site programming facilities for CKHS will include a new football/soccer field, field lighting and seating for up to 1,500 spectators; up to two baseball fields, one softball field, one soccer field and eight tennis courts as well as associated features such as scoreboards and flag poles. The football/soccer field (and potentially one or more of the other fields to be determined in the future) will be synthetic turf with field lights. Additionally, construction of a new concession stand and restroom facility is being considered. Programming facilities for CKMS will include one multi-purpose athletic field and track that may be synthetic turf with field lights. Additionally, both schools will share a new joint-use auditorium co-located adjacent to a new CKHS gymnasium in the center of the campus. In the future, the District also intends to construct additional ball fields with associated parking at the site of the existing CKHS at the south end of the campus. The future ball field will be accessed via NW Bucklin Hill Rd and NW Anderson Hill Rd.

To avoid conflicts and provide efficiency, the access roads for student / visitor vehicular traffic and for district buses are designed as separate circulation systems. Primary vehicular access for CKHS will be via Frontier Rd near the current CKMS driveway location, and access for CKMS will be provided via NW Anderson Hill Rd at a new driveway, south of the existing Windy Ridge Rd driveway. A new, separate driveway will be added on Frontier Rd for district bus access only. Vehicle loops for parents and visitors will be separated for each school; the CKHS loop to the north and CKMS to the south. The project includes construction of frontage improvements to NW Anderson Hill Rd and Bucklin Hill Rd, including a bike lane, sidewalks, curbs, and gutters. A southbound left turn pocket lane will be added to accommodate access to the CKMS driveway on NW Anderson Hill Rd.

The schools currently have a combined total of 460 parking spaces. The proposed project will provide 477 parking spaces distributed throughout the re-configured campus plus an additional 86 spaces will be available for use on the existing CKHS site to the south to accommodate special events and overflow parking. When the existing CKHS site is redeveloped with ball fields, 158 permanent parking spaces will be provided, for a total of 635 parking spaces at project completion.

Stormwater will be treated and detained in accordance with Kitsap County's Stormwater Design Manual, effective February 16, 2010, and Kitsap County Code Title 12 Stormwater Drainage. A series of catch basins will capture and convey stormwater to four stormwater ponds. The site currently contains several areas with mature native tree stands and understory plantings. Several of these areas will be retained along the perimeter, especially along Anderson Hill Rd and the eastern property line. It is possible that some selective thinning or pruning may occur, as necessary, as trees are examined during demolition and construction. Native tree stands and understory plantings will be maintained around the remaining site perimeter to provide a screen and buffer the site from the adjoining uses.

Construction will occur in five phases to accommodate ongoing educational use of the facilities. The first phase will begin construction in the spring of 2017 and the final phase is expected to conclude construction in the fall of 2019, but the surrounding field work will extend into 2020. The timing of the demolition of the high school and construction of accessory ball fields at the south end of the site is undetermined.

Requested Approvals: Kitsap County: Conditional Use Permit, Site Plan Review, Clearing, Grading & Site Development Permits, Demolition Permits, Building Permit(s), Fire System Permit(s), Electrical Permit(s), Sign Permits, Boundary Line Adjustment for Lot Consolidation; Other Agency Permits/ Approvals: SEPA determination by CKSD, National Pollutant Discharge Elimination System (NPDES) by the Washington State Department of Ecology (DOE), Permit for Osprey Nest Removal by the Washington Department of Fish and Wildlife (WDFW).

Identification of Existing Environmental Documents: Cultural Resources Study, Critical Areas & Hydrologic Assessment, Preliminary Geotechnical Engineering Report, Traffic Impact Study, Land Survey, Drainage Report, UST List, Phasing Plan and Parking Analysis. **Future Environmental Documents:** Noise to Neighbors Study, Photometric Analysis and Hazardous Materials Report.

Copies of the documents pertaining to this SEPA consultation are available for review during regular business hours at the Central Kitsap School District Capital Projects Office at the address listed below or at the following link: http://www.ckschools.org/about/construction_updates/sepa.

School District Contact: Robin S. Shoemaker, PE
Director of Capital Projects
Designated SEPA Responsible Official
Central Kitsap School District
PO Box 8
Silverdale, WA 98383
(360) 662-8272

Please submit your written comments by 5:00 pm, January 12, 2017 to Robin S. Shoemaker, PE at the address above.