



Land Use  
Environmental Analysis  
Permitting  
Public Policy

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## Project Narrative Mount Vernon School District Madison Elementary School Replacement

### A1. PROJECT NAME, SIZE AND LOCATION OF SITE.

Madison Elementary School Madison Elementary School is located at 907 East Fir Street. The current school is being replaced by a new Madison Elementary, containing 69,000 square feet in a building with 30 classrooms serving 550 students from grades K-5 with a library, kitchen, administrative office and other support uses. The new school will be served by 120 parking spaces for faculty and visitors plus student bus pick up/drop off areas. The site totals 17.78 acres.



**A2. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS OF THE SITE AND ADJACENT PROPERTIES.**

The north parcel is zone R-1, 7.0, Single-family Residential. The south parcel is zoned P, Public District. Schools are a Conditional Use in residential zones.

The current (2016) City of Mount Vernon Comprehensive Plan designates the southern portion of the site where the existing school is located (Lot 1) as Churches, Community College, Schools (Public). The northern portion of the site (Lot 2) is designated High Density Single Family (R-1, 5.0 or 7.0).

In January 2017 two “docket” requests were submitted to the City and will be reviewed as part of the City’s annual amendment process. The changes would amend the Comprehensive Land Use Map from Single Family High Density (SF-HI) to Schools/Public (SCH/P). It would also rezone the site from R-1, 7.0 to Public (P).

**B. CURRENT USE OF THE SITE AND ANY EXISTING IMPROVEMENTS.**

Lot 1, site of the existing Madison School, does contain and will contain about 50% impervious surface. It is used as the existing school which will be replaced. Lot 2 to the north, will have no impervious surface and will either be used for storm detention or remain as wetlands. It is currently vacant and wooded.

**C. SPECIAL SITE FEATURES (I.E., WETLANDS, WATER BODIES, STEEP SLOPES, OR OTHER CRITICAL AREAS); AND A DESCRIPTION OF THE BUFFERS THAT WILL BE REQUIRED FOR EACH FEATURE.**

The majority of Lot 1 (existing school) property is flat. Lot 2 to the north has variable slopes up to 43%. Lot 2 is significantly impacted by wetlands. The Wetlands Assessment contained in this application provides a detailed discussion of the type of wetlands and their required buffers.

Shockey Planning Group, Inc. (SPG) delineated one Category II wetland and three Category III wetlands on Lot 2. The Category II wetland is required to have a 100-foot buffer measured from the delineated edge. The Category III wetlands are required to have 75-foot buffers measured from their edges.

The proposed project will avoid all impacts to wetlands and buffers.

**D. STATEMENT ADDRESSING SOIL TYPE AND DRAINAGE CONDITIONS.**

The soils on the site are dense silty glacial till soils with some existing fill soils placed during construction of the existing school. The 2006 GeoTest analysis found soils to be “glacial recessional-marine deposits that commonly include fossil-bearing stony silt, sand, and clay

with associated layers, lenses, and pods of sand, silt and clay and medium to well-sorted, massive to laminated sand, silt and clay”.

No grading or filling will occur on the north parcel (Lot 2), with the possible exception of removal of demolition debris that has been on the site for several years.

The existing site soils are moisture sensitive and not suitable for infiltration. A Stormwater Analysis and drainage plan was prepared by Reid Middleton Associates and is contained in this application packet.

**E. PROPOSED USE OF THE PROPERTY AND SCOPE OF THE PROPOSED DEVELOPMENT (I.E., HEIGHT, SQUARE FOOTAGE, LOT COVERAGE, PARKING, ACCESS, ETC.).**

The existing 58,000 sq. ft. school will be demolished. Four portables and the existing modular building occupied by the YMCA are to be demolished. The remaining double portable and modular building occupied by Skagit Valley Community College are to be relocated off-site. The existing site will be cleared and replaced by the new facility.

The detailed site plans presented in this application packet show the new 69,000 sq. ft. school being built essentially on the former footprint. Viewed from East Fir Street, the new school will rise about 29 feet to the roof level, with some mechanical equipment units rising six feet above that.

The Madison project will contain several features intended to enhance energy and resource conservation:

- Light colored roof to reduce heat island effect
- Drought resistant landscaping
- Low flow plumbing fixtures
- A high efficiency HVAC system
- Recycled material goals
- Low-emitting finishes for improved indoor air quality
- Well-daylit spaces provide healthy indoor environment and reduced lighting demand
- An energy efficient building envelope
- Long-term, low-maintenance building materials

The replacement school includes two traffic access points onto East Fir Street and an access point onto North 9<sup>th</sup> Street. The new bus loop will have a single two-way access onto East Fir Street located just east of the existing bus loop entrance. The bus loop will include a parallel curbside bus loading zone with capacity for six 40-foot buses. The loop will also serve 53 auto parking spaces.

A single two-way service entrance will be located on North 9<sup>th</sup> Street near the existing north driveway loop. It will provide access to the service yard, loading dock, and nine parking spaces.

The eastern two-way access will serve an internal drop-off zone approximately 850 feet in length and 54 parking stalls.

**F. PROPOSED OFF-SITE IMPROVEMENTS (I.E., INSTALLATION OF SIDEWALKS, FIRE HYDRANTS, SEWER MAIN, ETC.).**

The utility plans are provided as part of this application packet. On-site utilities will connect to existing offsite sewer and water systems. No additional offsite utility improvements are planned.

North 9th Street will be improved along the site frontage per City code. No intersection improvements are proposed at North 9th St/East Fir. The existing marked cross-walk will be evaluated to determine if signage is warranted or if it should be relocated east or west to better serve the site.

**G. TOTAL ESTIMATED CONSTRUCTION COST AND ESTIMATED FAIR MARKET VALUE OF THE PROPOSED PROJECT.**

Bonds were approved for \$33.6 million for financing of the Madison School replacement. Total costs are estimated to be \$40.5 million.

**H. ESTIMATED QUANTITIES AND TYPE OF MATERIALS INVOLVED IF ANY FILL OR EXCAVATION IS PROPOSED.**

Current estimates are that there will be about 24,000 CY of cut material and 16,000 CY of fill. Most material will be redistributed on site for fill slopes or other grading (See grading plan). The total amount of export material is unknown at this time, but will be removed and deposited in allowed fill locations.

**I. NUMBER, TYPE AND SIZE OF TREES TO BE REMOVED.**

The majority of construction will occur on the site of the existing Madison Elementary School. There will be minor, if any, tree removal. The clearing limits are depicted on the Clearing and Demolition Plan. (See Plan Reduction section, Reid Middleton Sheet C1.01)

**J. EXPLANATION OF ANY LAND TO BE DEDICATED TO THE CITY.**

No public dedications are planned or necessary to implement construction plans.

## **JUSTIFICATION FOR PROJECT**

The project is a part of the District's capital improvements plan approved by voters in 2016. The existing Madison Elementary School was constructed in the 1950's, with additions in the

1960's and the 1980's. Given its age and current construction standards, it is in need of replacement.

The project is part of a construction sequence involving three schools. The students and staff from Madison will be relocated to the new East Division Elementary School for the 2018/19 school year. The existing school will then be demolished beginning in the summer of 2018, and will be replaced with a new structure, slated for completion in the summer of 2019. At that time, the Madison students and staff will be relocated the new facility, students and staff from Lincoln Elementary will be moved into EDES and Lincoln Elementary School will be demolished.