SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
Legislative Campus Modernization (LCM) Newhouse Building Replacement Project

2. Name of applicant:
State of Washington, Department of Enterprise Services

3. Address and phone number of applicant and contact person:
Department of Enterprise Services
Facilities Professional Services
1500 Jefferson Street SE
PO Box 41476
Olympia, WA 98501

Contact Person:
Clarissa Easton AIA, Project Director
Legislative Campus Modernization
360-701-0088
clarissa.easton@des.wa.gov

4. Date checklist prepared: June 29, 2022

5. Agency requesting checklist:
State of Washington, Department of Enterprise Services

6. Proposed timing or schedule (including phasing, if applicable):
Architectural and Engineering Consultant Services Procurement Phases:
- Request for Qualifications and Proposals: April 2021 – May 2021
- Architectural and Engineering Proposal Review, Award, Contract: May 2021 - August 2021

General Contractor/Construction Manager (GC/CM) Procurement Phases:
- Request for Qualifications and Proposals: July 2021 -August 2021
- GCCM Proposal Review, Award, Contract (for Preconstruction Services): August 2021 – October 2021

Design and Construction Phases
- Design/Permitting: September 2021 – February 2023
- Construction: January 2023 – November 2024
- Owner Occupancy: November 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- Traffic and Parking Impact Study (Legislative Campus Modernization Transportation Technical Report)
- Geotechnical Engineering Report dated 03/14/2022 (attached)
- Archaeological Monitoring Report/Cultural Resources Technical Memorandum dated 03/29/2022 (attached)
- Initial Regulated Building Material Survey dated 01/28/2022 (attached)
- Limited Asbestos Survey dated 01/06/2022 (attached)
- Draft Memorandum of Understanding to Washington State Department of Archaeology & Historic Preservation (final expected March 2022)
- Arborist Report dated 11/24/2021 and updated 12/30/2021 (attached)
- Phase I Environmental Site Assessment (attached, in the Predesign Report dated February 2021)
- Resource Protection Well Report dated 03/22/2022 (attached)
- Salvage Inventory Report dated 03/22/2022 (attached)

- Historic American Buildings Survey (HABS) Highway Building (Newhouse Building) dated 06/25/2004 (attached)
- (Newhouse Building, formerly Institutions Building) Asbestos Survey Report, Institutions Building (#15) dated April 1995 (attached)
- Limited Indoor Air Quality Assessment Report, Irving R. Newhouse Building dated 11/7/2019 (attached)

[Press Houses]

- (Ayer House, formerly AP Building) Asbestos Survey Report, A.P. Building (#98) dated April 1995 (attached)
- Historic Structure Report Louise Hanson Duplex dated 06/15/2011 (attached)
- (Ayer House) Limited Hazardous Materials Survey Report, Ayer House (formerly AP Building) dated 07/29/2021 (attached)
- (Carlyon House, formerly Shumaker Building) Asbestos Survey Report, Shumaker Building (#94) dated April 1995 (attached)
- Historic Structure Report P.H. & Edna Carlyon House dated 06/15/2011 (attached)
- (Carlyon House) Limited Hazardous Materials Survey Report, Carlyon House (formerly Shumaker Building) dated 07/29/2021 (attached)

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.

LCM Non-Project SEPA Checklist has been submitted to Department of Enterprise Services. Threshold Determination is expected by early September 2022.

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

City of Olympia:

City of Olympia Building Permit and compliance with National Codes, Washington State Amendments, and the Olympia Municipal Code. Because the project is located on the State Capitol Campus, zoning approval through a formal site plan review is not required prior to the building department review.

- Civil Engineering Permit
- Civil Engineering Water Permit
- Commercial Building Permit
- Commercial Demolition Permit (requires prior approval from the Olympic Regional Clean Air Agency)
- Electrical Permit
- Fire System Permit
- Mechanical Permit
- Plumbing Permit
- Signage Permit
- Street Improvements Permit (for Columbia Street SW and 15th Avenue SW) – following the City's Land Use Review process and will need to be addressed at the Presubmission Conference.

Washington Department of Ecology:

- NPDES Construction Stormwater General Permit

Olympic Region Clean Air Agency:

- Demolition Permit (required prior to submitting demolition permit to City of Olympia)

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 existing Newhouse Building at 215 Sid Snyder Avenue SW was constructed in 1934 as a temporary structure and provides 25,000 gross square feet on three floors (two floors above a basement). The building has significant health and life safety hazards and must be replaced. The 2017 State Capitol Development Study noted that any improvement that extends the life of the facility will trigger code requirements for upgrades to building envelope, structure, as well as mechanical, electrical, and plumbing systems.

The existing Newhouse Building houses Senate member offices and Senate support functions, caucus functions, the Senate Page Room, and the Joint Senate House Page School. After demolition (or deconstruction) of the existing Newhouse building and the Press House structures, the replacement Newhouse Building will be built on the west half of Opportunity Site Six. After demolition of the Visitor Center and existing parking lots, replacement parking will be built on the east half of Opportunity Site Six with improved slope and grading at the western terminus of the existing Capitol Way Pedestrian Bridge.

The LCM Predesign Report published February 05, 2021, identifies the preferred alternative solution for the programmatic needs identified in discussions with Senate and Legislative staff and observation of existing conditions. The proposed solution is a four-story building matching the height of the Cherberg and O'Brien buildings. The proposed total square footage of the replacement building is approximately 59,000 gross square feet.

The ground floor has space for Senate Security, a Public Meeting Room, and the joint legislative Page School. The second, third, and fourth floors will provide Senate member offices, support functions, Legislative Ethics, and Caucus spaces. The Newhouse building should be a cost-effective, high-performing, and energy-efficient facility.

Chapter 332, Laws of 2021 (SHB 1080, Sections 1111 and 6024), define statutory specifications and set specific requirements for Newhouse Building Replacement including net zero-ready with an energy use intensity (EUI) of no greater than 35. It is anticipated that a rooftop photovoltaic installation may be included to offset the energy use of the building. The project must meet the U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) for New Construction at a minimum of LEED Silver level certification through the process of the Green Building Certification Institute (GBCI).

The Carlyon House (201 Sid Snyder Avenue SW) and Ayers Duplex (1417 Columbia Street SW), known collectively as the Press House structures, are also located on this block. Additionally, the Visitor Center (870 square feet and built in 1981) is located on the northeast corner of Opportunity Site Six at 103 Sid Snyder Avenue SW. All three structures will be demolished, removed, or deconstructed as part of site preparation for the Newhouse Building Replacement project.

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 will be built on Opportunity Site Six. Opportunity Site Six is comprised of two blocks on the south edge of the West Campus. It is bounded by Sid Snyder Avenue SW to the north, Capitol Way South to the east, 15th Avenue SW to the south and Water Street SW to the west. Columbia Street SW divides the site into two blocks, running north to south. Opportunity Site Six includes the following parcels: 31300300100, 31300200100

and 62900500100. Full legal description and plat is available in the title/property record (attached).

B. Environmental Elements

1. *Earth*

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

The Newhouse project area is almost flat in the majority of the site. The west street block slopes very gently from southeast to northwest. This street block is 3 to 4 feet higher than the adjacent Colombia Street on the east and Sid Snyder Avenue SW on the north. Near the street rights-of-way, the ground slopes steeply at 2H:1V to 3H:1V down to these adjacent streets.
The east street block is like a plateau. It is approximately 3 feet higher than Columbia Street on the west and 6 feet higher than Capitol Way on the east in average. The site slopes very gently from south to north except the northeast corner, where it slopes at approximately 10% toward northeast. As at the west block, this street block slopes steeply to the adjacent streets near the street right-of-way.

b. What is the steepest slope on the site (approximate percent slope)?
50% along the street block perimeters.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
The surficial soil on site is a layer of fill (up to 4.5 feet thick) consisting of gravel and silt with sand/gravel. Below the fill is the native soil consisting of a silt deposit underlain by a silty sand deposit. The silt deposit is predominantly a fine-grained deposit consisting of very loose to dense silt with sand or gravel. The silty sand deposit is a dense to very dense silty sand layer.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Not that we know of.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
The entire project site will be graded in various degrees to service the proposed building and improve parking and accessibility. The project site will be lowered in general. On the west block where the building is located, it requires a 2-foot cut in average within the building footprint. On the south parking lot, the site will be lowered by 1 foot in average. The required cut on the west block is about 2,800 CY. On the east block, the site will be regraded for parking. Along Capitol Way, the finish elevations will match the existing closely. The site will be lowered by approximately 2.5 feet for parking access from Columbia Street SW on the west. The total cut on the east block is approximately 1,700 CY. The soil materials from the cut will be used to fill low areas and utility trenches when weather conditions permit and if the soil is suitable for backfill. The extra soil will be disposed of off-site at an approved location. Some imported structural fill materials may be required for site improvement and utility trench backfill if on-site soil is not suitable for backfill.

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

Potential temporary erosions could happen during project construction. Temporary erosion and sediment control measures (such as silt fence, Catch Basin inserts, plastic sheet covers, etc.) will be developed and applied to minimize soil erosions during construction. And a construction Stormwater Pollution Prevention Plan (SWPPP) will be prepared to meet the requirements of Washington State Construction Stormwater General Permit.
Erosion will not occur after construction completion. The entire project site will have permanent covers of pavement and landscaped areas.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Based on the Schematic Design site plan, 64% of the project site (including both East & West blocks) will be covered with impervious surfaces after redevelopment. Under existing site conditions, 60% of the project areas is covered with impervious surfaces. The impervious area coverage will be slightly increased by 4% after redevelopment. These calculations do not include the city streets, which will have no change in term of impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
See 1.f.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Long-term Emissions (both from existing and in the future) come from two sources as follows:

1. Fugitive refrigerants from leaks in HVAC equipment, appliances and vehicles that visit the site
2. CO2e emissions from vehicles that visit the site

Temporary emissions from construction equipment and vehicles used during removal of the existing structures and construction of the new structures will occur. Because these emissions would be controlled using BMPs and would be temporary, they are unlikely to result in a significant impact to air quality. Dust may be controlled by light applications of water spray from a watering truck. No idling will be allowed when vehicles are not in use.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no off-site emissions or odor that would affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Yes, there are proposed measures to reduce or control long-term emissions or other impacts to air quality. Construction equipment emissions will be controlled using BMPs. Dust may be controlled by light applications of water spray from a watering truck. No idling will be allowed when vehicles are not in use.

Long-term measures could include, but are not limited to:

1. Reduce the usage of steam from the central plant
2. Where possible use refrigerants with low global warming potential (GWP)
3. Encourage the use of electric vehicles to the site

Construction will adhere to applicable regulations and construction practices to reduce air quality impacts as specified by the Puget Clean Air Agency (Regulation I, Article 9). The project proponent (WA Department of Enterprise Services) would require the design and construction team to employ best practices associated with managing fugitive dust emissions, exhaust emission control from diesel powered fleets, and equipment inspections and maintenance.

3. Water

a. Surface Water:

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.

Not at the Newhouse project site. To the west of the project site by a quarter mile is Capitol Lake; a 3 kilometer long, 260-acre artificial lake at the mouth of the Deschutes River.

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.

None.

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.

Not applicable.

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.

According to the FEMA Flood map, it does not appear that the site lies within a 100-year floodplain. The project is in an area of minimal flood hazard per FEMA report.

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 Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable.

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.

No waste material will be discharged into the ground. Sanitary sewerage will be discharged to the city public sewer system. There will be no septic system such as drain fields on site.

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.

Storm runoff from parking lots and building roof will be collected into underground pipe systems. Through the existing drainage system in the West Campus, the collected storm runoff will be discharged to the Capitol Lake.

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

No, sanitary sewerage will be discharged to the public sewer system. Storm runoff from pollution-generating-impervious areas such as parking lots will be collected and treated to meet the code requirements before discharged into the off-site stormwater system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the proposal will not alter or affect the drainage patterns in the vicinity of the site.

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

Low Impact Development (LID) measures will be provided to the maximum extent feasible to reduce storm runoff. LID measures such as bioretention cells and amended planting soil will be used in the project. Underground detention pipe systems will be installed on site to control storm runoff flow rates.

4. Plants

Healthy native vegetation, from trilliums to towering conifers, remains abundant on portions of the west campus perimeter.

a. Check the types of vegetation found on the site:

__x__ deciduous tree: Beech, Dogwood, Cherry, Elm, Birch, Maple
__x_evergreen tree: Douglas-fir, Sawara Cypress, Monkey Puzzle, Western Red Cedar, Redwood
__x_shrubs
__x_grass: ornamental grasses
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.

____ wet soil plants:
____water plants:
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Some trees and shrubs will be removed to accommodate the new building, parking and regrading, but the majority of trees will be saved and we will exceed the quantity of new replacement trees required by City codes. The large Douglas fir located at the southwest corner of the existing Newhouse Building will be protected during construction and will be preserved during proposed demolition/deconstruction and construction activities. For every tree removed, we will replace it with 4 new trees.
Steps were taken to relocate a small volunteer redwood seedling in the Opportunity Site Six Visitor Parking lot, and transplant it to another site on West Campus in the historic Olmsted Fir Collar.

c. List threatened and endangered species known to be on or near the site.
There are no known endangered species on-site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Many new trees will be planted and the new shrubs and ground covers will be drought tolerant native and adaptive species with many pollinator plant species. The planting plan will respect the Olmsted legacy on the Capitol Campus.

e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan Blackberry
English Ivy

5. Animals

The West Campus is ensconced by forested and aquatic wildlife habitat, to a degree unusual in an urban setting. The Campus is part of a linked greenspace system that extends outward to more rural areas, enhancing its benefit to wildlife.

https://wa.audubon.org/sites/default/files/southwest_booklet_8_7_2012_1.pdf

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

Examples include:

birds: robin, sparrows, hawk, crow, eagle, other songbirds
mammals: deer, raccoons, rabbits, bats
fish: bass, salmon, trout, herring, shellfish

b. List any threatened and endangered species known to be on or near the site.
There are no endangered species on-site.

c. Is the site part of a migration route? If so, explain.
The forest and trees on and around the Capitol Campus are part of the Pacific Migration Flyway Route.

d. Proposed measures to preserve or enhance wildlife, if any:
Most trees will be saved and more trees will be planted, and the majority of new shrubs will be native species. Native shrubs and pollinator plants will provide nesting habitat for birds and food for birds and pollinator insect species.

e. List any invasive animal species known to be on or near the site.
Rats and Eastern Gray Squirrels are common.

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.
1. Air-source heat pumps will be the primary source of energy for heating and cooling the building. Electricity will be used for other components of the project, such as outdoor lighting.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, the new building plans to match the height of adjacent buildings. A solar study will be conducted.

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:
1. High efficient HVAC systems
2. Enhanced envelope reducing heat loss
3. Heat recovery ventilation
4. Reduced lighting power density
5. Daylight dimming

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. Not applicable.

1) Describe any known or possible contamination at the site from present or past uses.
An *Asbestos Survey Report*, prepared by PBS in April 1995 for the Capitol Campus, found in the Newhouse Building that "friable asbestos-containing air cell and felt pipe insulation and associated hard fittings exist on the steam heat and domestic hot water piping systems in the attic and second floor pipe chase," and "asbestos-containing hard fittings on fiberglass pipe insulation were found in the basement " Asbestos is also contained in existing Newhouse walls and ceiling spaces.

A non-destructive sampling was completed for the Newhouse Building in January 2022 to survey building materials for asbestos, lead-based paint, and Polychlorinated biphenyls (PCBs), prior to destruction of the structure. The samplings indicated the presence of asbestos in pipe insulation, pipe fitting insulation and waterproofing mastic in the Newhouse Building. The building also was found to

contain lead-based paint on walls, doors, and a lamp pole. PCBs above the regulatory limit were not found in the building. Detailed information on the materials samplings taken and findings are provided in the Initial Regulated Building Material Survey (PacRim, January 2022).

The removal of the existing Newhouse Building will require asbestos abatement. The project team has initiated the hazardous materials survey. A Phase 1 non-destructive regulated building material survey was conducted on January 5, 2022. A Phase 2 destructive regulated building material survey was conducted in May 2022. The team will follow the recommendation provided for proper abatement and disposal of asbestos materials before the demolition of the building.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
There are no known hazardous chemicals/conditions that might affect project development and design.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None are known or anticipated.

4) Describe special emergency services that might be required.

Fire department access. Special emergency services are not anticipated. Emergency vehicle access will be maintained during construction activities.

5) Proposed measures to reduce or control environmental health hazards, if any:

Environmental health hazards are not anticipated because any lead-based paint and asbestos-containing building materials will be removed by a trained and licensed contractor prior to demolition and/or rehabilitation or renovation activities that could disturb those materials.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Capitol Way S. is an arterial Right of Way (ROW) to the east of the project site. Existing traffic noise will not affect the project.

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 duration will 16-18 months. Active jobsite hours are to be confirmed. We anticipate drilled shafts, which will create substantially less noise than driven piles.

There will be short-term noise from the drilling of support shafts and heavy equipment used during demolition and construction activities. Construction noise will be limited to regular working hours. Exact hours and duration of construction will be determined at the beginning of construction. The temporary nature of the construction, coupled with city code compliance and BMPs, will reduce any potential noise impacts to be less than significant. No long-term changes in noise will occur from the completed Project.

Refer to best practices, DES guidelines Section 01 50 00 – Temporary Facilities and Control, 3.04 Protection of Existing Facilities and Occupants

H. Noise and Vibration Control

1. The following environmental performance standards are to be considered a minimum level of requirement for this project, unless local AHJ requirements are more restrictive,. The maximum allowable noise levels as measured at the property line of noise impacted uses or activities shall not exceed the following levels:

Maximum Sound Level (dB(A))	Duration of Any One-Hour Period (min)	Applicable Hours**
47	Continually	10 p.m. – 7 a.m.
52	15	
57	5	15*
62	1	10 p.m. – 7 a.m.

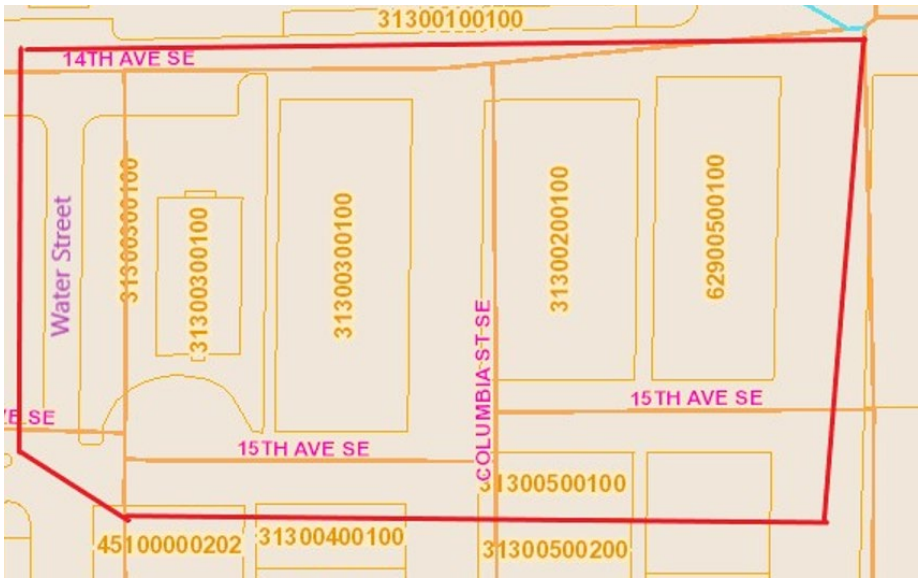
* Total not to exceed 15 minutes in any one hour.
** The lower noise levels apply on all hours of weekends and holidays.

There will be no long-term changes as a result of the project **.**

3) Proposed measures to reduce or control noise impacts, if any:
Construction noise shall be controlled per DES Design Guidelines & Construction Standards and comply with City noise ordinance. A review of equipment noise emissions and a noise monitoring program can be implemented if construction noise is an issue during project construction. Noise suppression packages, vibration isolation, and restricted hours of operation are required for air compressors, jack hammers, and other high-noise equipment. No night construction will occur unless approved by permitting agencies. Temporary noise-control barriers may be placed between noise producing activity and adjacent interior occupied areas.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Both parcels are located on the Olympia Capitol Campus and are zoned as 'Capitol Campus'.
The east portion of the site (parcels #31300200100, 62900500100) is currently used as a surface parking lot, and will be maintained as a surface parking. There is an existing Visitor's Center building and restroom building on the northeast corner of the site that will be demolished.
The west portion of the site (parcel #31300300100) currently has surface parking and 3 built structures to be demolished: A 3-story masonry office building, and 2 residential structures of wood construction. A new 4 story building will replace the existing structures and will have a similar use to the demolished masonry office building.



b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? Not applicable.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Not applicable.

c. Describe any structures on the site.

The 4-acre site consists of two blocks. The west block contains the 25,000 gross square foot Irving R. Newhouse Building which was built in 1934 as a temporary structure and contains Senate offices, the Carlyon House and the Ayer's Duplex, known as the Press House structures, which were built in 1921 and 1936 respectively, and two parking lots that contain 63 parking spaces. The east block contains the Visitor Center, which was built in 1981 as a temporary structure, and an 84-car visitor parking lot.

d. Will any structures be demolished? If so, what?
Visitor's Center, 1-story, built in 1981
Carlyon House, 1-story, built in 1921
Ayers Duplex, 2-stories, built in 1936
Irving R. Newhouse Building, built in 1934

e. What is the current zoning classification of the site?
Zoning classification is "State Capitol Campus"

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

Comprehensive plan designation is "State Campus." The Olympia Comprehensive Plan was adopted by Ordinance 6945 on December 16, 2014, and is current through Ordinance 7301, passed November 23, 2021. The project site is included within the City Limits of the plan.

g. If applicable, what is the current shoreline master program designation of the site?
Capitol Lake is designated as Conservancy shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.

i. Approximately how many people would reside or work in the completed project?
188 personnel are assumed to work in the completed project.

j. Approximately how many people would the completed project displace?
124 personnel are currently work in the existing building and will be moved into the new building once complete.

k. Proposed measures to avoid or reduce displacement impacts, if any:
A temporary modular building is being constructed west of the Temple of Justice to house the displaced personnel during construction.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project will conform to and reference the 2006 Master Plan for the Capitol of the State Washington and the 2009 West Campus Historic Landscape Preservation Master Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable.

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?
Proposed 4-story structure is anticipated to be 58'-0" to top of cornice and 68'-0" to top of the mechanical penthouse.
Principal exterior building materials may include precast concrete, terracotta, stone, or masonry in tones to match the Capitol Campus existing materials palette.

b. What views in the immediate vicinity would be altered or obstructed?
The new structure will be 4-stories tall; this is an increase from the existing 2-story building height by about 25 feet. This height and 2-story increase will alter views of the existing campus context from the pedestrian pathways in the vicinity of Opportunity Site Six.

c. Proposed measures to reduce or control aesthetic impacts, if any:
An inventory of the Newhouse Building materials was conducted by Miller Hull (March 2022) and provides information on the existing building's materials, furniture, and fixtures and makes recommendations on what materials and fixtures could be reused for construction of the replaced Newhouse Building. The design will be sympathetic to existing historic architecture in materiality and façade relief, respecting the existing master plan with a main entry facing north. Specific design measures will be addressed during the design phase of the Newhouse Building replacement.

Mitigation measures will include increased landscape buffers along streets and parking areas, with seasonal interest.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No glare is anticipated; exterior light fixtures will be chosen to reduce glare, minimize light pollution and meet LEED requirements. The new building, parking areas, and walkways will be illuminated to provide safety and security for staff and visitors.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable.

c. What existing off-site sources of light or glare may affect your proposal? Not applicable.

d. Proposed measures to reduce or control light and glare impacts, if any:
Impacts from light and glare are not anticipated and Low glare sources will be specified. However, all buildings will include interior illumination that will be turned off during unoccupied hours, as required by the Washington State Energy Code. Luminaires will be selected and positioned to avoid visible glare. Glazing reflectivity from windows will have to be studied and addressed, if necessary, during the design phase and could be mitigated by adjusting glazing properties, planting trees, or introducing exterior shading devices.

The remaining surface parking, sidewalks, and building entries will be illuminated for pedestrian safety while utilizing luminaires with full light cutoff. Solar panels on the building roof will not be visible from the nearby residential properties to the south. All indoor and outdoor lighting will

be designed to maintain safety, will be incorporated into the landscape to maintain aesthetics, will meet environmental standards, and be designed to avoid potential impacts to neighboring residents.

12. Recreation

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

Stevens Field, Wildwood Glen Park, Watershed Park, Heritage Park, Centennial Park and Olympia Woodland Trail are within about 1 mile of the site:

https://www.codepublishing.com/WA/Olympia/par/images/Chapter7_Map7.1.pdf

Also, the Capitol Campus is a popular destination for pedestrians and bicyclists.

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

Pedestrian and bicycle routes will be closed intermittently during construction. Formatting here as well.

To assure public safety, it is also likely that the pedestrian bridge located near the Visitor Center will be closed intermittently during adjacent sitework

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

Closures of pedestrian and bicycle routes during construction will be temporary and as brief as safely possible. Detours needed for public safety during construction will be defined and communicated several weeks in advance.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

There are three buildings over 45 years old on the site as listed below. None are listed on national, state, or local preservation registers, but they are eligible for listing in the (NRHP) National Register of Historic Places:

1. The Carlyon, Dr. P.H. & Edna, House is eligible for listing in the NRHP (Property ID 20146, DAHP determination September 19, 2014).

P.H. and Edna Carlyon House; single family residence, one story with attic and basement, wood frame structure with wood shingle cladding, constructed in 1923. Architect Wohleb & Stanley.

2. Louise Hanson Duplex (Ayer Duplex) is determined eligible for listing in the NRHP individually. While not identified as a district contributor in the 1979 Washington State Capitol Historic District NRHP listing, this property was determined to be a contributor to that district in 2020 (Property ID 675422, DAHP determination November 24, 2020).

Louise Hanson Duplex; multi-family residence, two stories with attic and basement, wood frame structure with wood clapboard siding, constructed in 1937. Architect Elizabeth Ayer.

3. Highways Building (Irving R. Newhouse Building) is determined eligible for listing in the NRHP individually. While not identified as a district contributor in the 1979 Washington State Capitol Historic District NRHP listing, this property was determined to be a contributor to that district in 2020 (Property ID 26045, DAHP determination November 24, 2020).

Highway Building (Newhouse Building); administrative office building, two stories with basement; reinforced concrete structure with masonry cladding, constructed in 1934. Architect Joseph Wohleb.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No archaeological resources have been documented within the project area, and only one archaeological site - formally referred to as 45TN242 by DAHP - is located within 0.25 mile of the LCM study area.
Review of the available ethnographic literature reveals that while no documented traditionally named places appear to be located within the LCM study area, three named places are in the vicinity (Hilbert, et al. 2001). They include:
B1s-tcƐ'txûd – "frequented by black bears," referring to a Salish village at the present location of the western part of downtown Olympia, below the viaduct spanning the inlet. The Lushootseed name for the European-American city of Olympia is stEtc!ä's, possibly connected with the term astEtc!, "splicing two things together." PE'tz1b – for the cove or inlet east of the business section of Olympia, assumedly referring to what is also called East Bay. Qexe'b1d – suggesting "lots of clawing" (qebi'd, "to clutch"), for Percival Creek.

There is no known or visible material evidence of Indian or Indigenous use of occupation of the site.
Five professional studies have been completed, which include known information on the history of the site:

1. Historic Structure Report on the P.H. & Edna Carlyon House; prepared by ARG Architects, June 15, 2011.
2. Historic Structure Report on the Louise Hanson Duplex (Ayer Duplex); prepared by ARG Architects, June 15, 2011.
3. Historic American Buildings Survey (HABS) Documentation Report on the Highways (Newhouse) Building; prepared by Artifacts Consulting, June 25, 2004.
4. State of Washington DES Legislative Campus Modernization (LCM) Project Cultural Resources Inadvertent Discovery Plan, October 22, 2021.
5. WA State – Legislative Campus Modernization Archaeology Services Newhouse Building Geotechnical Monitoring (Revised), March 29, 2022. This report been uploaded to Department of Archaeology and Historic Preservation's WISSARD system which is the state's digital repository for architectural and archaeological resources and reports.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A consulting archaeologist with significant previous experience in the Puget Sound region has been selected and has been and will continue to be on site during any site disturbances. An Inadvertent Discovery Plan has been developed for the project site. No material evidence of artifacts have been found to date. See item 13.b.4 and 13.b.5 above for more information.

The following local tribes and Department of Archaeology and Historic Preservation (DAHP) have been consulted throughout the process.

Tribe/Agency	Name	Dept/Title	Email
Nisqually Tribe	Brad Beach	Tribal Historic Preservation Officer (THPO)	bullchild.annette@nisqually-nsn.gov
Nisqually Tribe	Annette Bullchild	THPO	bullchild.annette@nisqually-nsn.gov
Confederate Tribes of the Chehalis Reservation	Dan Penn	Acting THPO	dpenn@chehalistribe.org
Squaxin Island Tribe	Shaun Dinubilo	Cultural Resources Department, Archaeologist	sdinubilo@squaxin.us
DAHP	Rob Whitlam	State Archaeologist	Rob.Whitlam@DAHP.WA.GOV

Notifications have been sent (October 12, 2021, and March 1, 2022) to local Tribes and to the Department of Archaeology and Historic Preservation (DAHP)for any site disturbances to date, and notifications will continue to be sent out 30 days in advance of all site disturbances.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

A Mitigation Plan to compensate for the removal of the three buildings over 45 years old on the site is being developed, in consultation with the Washington State DAHP, historic preservation advocacy organizations, and local community and neighborhood stakeholders. The following meetings have occurred to brainstorm and prioritize the possible mitigation strategies.

Date	Participants	Agenda
December 9, 2021	Consultants	Brainstorm possible mitigation strategies
December 20, 2021	Historic preservation advocacy organizations, and local community and neighborhood stakeholders	Brainstorm possible mitigation strategies
February 9, 2022	DAHP	Review draft mitigation plan outline based on stakeholder feedback
May 18, 2022	Historic preservation advocacy organizations, and local community and neighborhood stakeholders	Provide status update of prioritized list of strategies based on DAHP feedback

The current draft Mitigation Plan includes strategies related to the physical buildings, site history and context, and social and cultural history and context. The following activities constitute what is currently being investigated and negotiated with DAHP.

1. Related to the Physical Buildings

a. Further study on possible relocation of Ayer Duplex and Carlyon House: DES is working with one interested private individual who owns two lots in Tumwater; he is still negotiating with possible demo/salvage/relocation contractors. If relocation fails again, Newhouse General Contractor/Construction Manager (GC/CM) will use their demo contractor to "de-construct and salvage" building elements for possible use in Newhouse or recycling with local re-sale vendors, followed by demo of remaining structures including basements.
b. Seek opportunities to salvage, reuse, & recycle the Newhouse Building Materials: DES has performed an inventory of possible interior and exterior building materials for potential salvage, reuse, and recycling. Site observation occurred on March 22, 2022, and the report is available. The following items have been identified through site observation.
c. Use high-resolution photo-documentation of building facades

FOR SALVAGE/REUSE/REPURPOSE	FOR RECYCLING
Carved Wilkeson Sandstone reliefs	Miscellaneous Steel
"Highway Building" Stone Entry Sign	Concrete
Wilkeson Sandstone Wall Panels	Sheet Metal Flashings
Variegated Glazed Brick	
Marble Panels at North Entry	
Entry Lamps (4) + Pendant lighting	
Aluminum Windows	

2. Related to the Site History and Context
   a. Develop a landscape plan that respects the Olmsted heritage, protects, and preserves the existing large Douglas fir tree at the west side of the site, and prioritizes an enhanced pedestrian experience: DES and design and landscape consultants have been meeting with the Friends of Seattle's Olmsted Parks, and local community and neighborhood stakeholders to meet this goal. Individual comments and responses were recorded. A response document is available and attached. In addition to the general LCM stakeholder meetings, the following focus meetings discussed specific urban and landscape features of the site to meet this goal.

Date	Participants	Agenda
October 14, 2021	Local community and neighborhood stakeholders	Discuss general urban design concepts
November 16, 2021	Friends of Seattle's Olmsted Parks, and local community and neighborhood stakeholders	Seek guidance on Olmsted plan
January 13, 2021	Friends of Seattle's Olmsted Parks, and local community and neighborhood stakeholders	Review the preliminary schematic site design

April 20, 2021	Friends of Seattle's Olmsted Parks, and local community and neighborhood stakeholders	Further brainstorm landscape strategies to meet the Olmsted heritage

b. Incorporate interpretive materials and public art: consider use of salvaged glazed brick and carved sandstone in site elements, new building façade, and art: The Call for Artists / Request for Qualification (RFQ) for Newhouse specifically notes that salvaged materials may be available to be repurposed as part of the artwork.
c. Consider how to incorporate Indigenous history and uses: need consultation with local tribal communities

3. Related to the Social and Cultural History and Context
   a. Commission historian to develop supplements to the three existing Historic Structure Reports to further document architect Elizabeth Ayer, and survey of her work, and document the press, history, and relation to state government: Northwest Vernacular is conducting research to augment the existing Historic Structures Report. An outline was shared with DAHP on May 20, 2022, for feedback.
   b. Use additional research on social/cultural history to develop interpretive materials including conducting interviews with individual former members of the press - "Stories from the Press Houses " - and ensuring that all materials are available to the public through online resources: Jim Simon will conduct a recorded panel discussion, co-produced with TVW, on the history of Press House structures and the evolution of the press corps. The panel will include 3-4 former and current press corps member, plus a moderator. Possible questions and themes include and are not limited to recollections of how the biggest stories out of Olympia were covered, uncovering the relationships between the press corps and lawmakers/executive branch changes over the years, discussing the impacts of the shrinking Olympia Press Corps etc. A DES communication group is involved in identifying ways to make these materials more accessible to the public.
   c. Plan a community event to commemorate and celebrate the histories of the buildings/places/people.

The Final Mitigation Plan will be provided after it is completed and further negotiated with DAHP through an MOU.

14. Transportation

Detailed traffic and parking analysis was performed to assess the cumulative impacts of the LCM projects. It is presented in the *Transportation Technical Report for the Legislative Campus Modernization* (Heffron Transportation, Inc., **[April 2022]**.)

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

Newhouse Site is bounded by Sid Snyder Avenue SW to the north, Capitol Way South to the east, 15th Avenue SW to the south and Water Street SW to the west. Columbia Street SW divides the site into two blocks, running north to south.

The LCM project sites are located in the West Campus. Primary regional access to the campus is provided by Interstate 5 at the 14th Avenue SE interchange (Exit 105), which is about a half-mile southeast of the project site. 14th Avenue SE connects to Capitol Way S and extends due west to the State Capitol Building as Sid Snyder Avenue SW.

Capitol Way S is owned by the City of Olympia, and is classified as an arterial roadway, as well as a T-3 Truck Corridor. It has two travel lanes in each direction, with auxiliary turn lanes at major intersections. On street parking is prohibited. There is curb and gutter on both sides of the roadway, but sidewalk only on the west side in the vicinity of the site. The posted speed limit is 25 mph. The City has long-term plans to add bicycle lanes on this corridor, which would reduce travel lanes from four to three (one in each direction plus a center left turn lane).

Sid Snyder Avenue SW is owned by the State of Washington, and does not have an arterial classification. It has one travel lane in each direction with a second approach lane at the Capitol Way S intersection, intermittent on-street employee parking on both sides of the street west of Columbia Street SW, and curb, gutter, and sidewalk on both sides of the roadway. The posted speed limit is 20 mph.

15th Avenue SW east of Water Street SW is owned by the City of Olympia, and is classified as a local access roadway. It is channelized as an unmarked two-lane roadway with parking on the south side, and curb, gutter, and sidewalk on both sides of the roadway. The segment west of Water Street SW is owned by the State and provides access to parking and loading areas located south of the Cherberg and O'Brien Buildings.

Water Street SW connects from Sid Snyder Avenue SW to 21st Avenue SW through the South Capitol Neighborhood. The section south of 15th Avenue SW is a City of Olympia local access roadway, with two unmarked travel lanes and curb, gutter, and sidewalk on both sides of the roadway. North of 15th Avenue SW, the street is owned by the State and has angled employee parking on both sides of the street. The approximately 20-foot-wide travel way between the parking stalls accommodates two-way traffic.

Columbia Street SW connects from Sid Snyder Avenue SW to 17th Avenue SW. It is owned by the City of Olympia, and is classified as a local access roadway. It is channelized as an unmarked two-lane roadway with parking on the east side, and curb, gutter, and sidewalk on both sides of the roadway.

The Newhouse Building project will have a secured parking lot located south of the new building with one access driveway on Columbia Street SW. The reconfigured parking lot on the Visitor Center site is planned to have three driveways in order to retain a continuous walkway through that site between the Capitol Way Pedestrian Bridge and Columbia Street SW.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is a bus stop on the northwest corner of the Newhouse project site at the intersection of Sid Snyder Avenue SW and Water Street SW.

Intercity Transit provides bus service in the site vicinity. The closest bus stops are located on Capitol Way S just south of 15th Avenue SW (southbound stop) and between 15th Avenue SW and Maple Park Avenue SE (northbound stop). These stops are serviced by Route 13, which operates daily between South Tumwater, Tumwater Square, Capitol Campus, and the Olympia Transit Center (TC) from about 6:00 A.M. to just after 9:30 P.M. with weekday headways (time between consecutive buses) of about 15 minutes. Another pair of bus stops are located on Capitol Way S south of 11th Avenue SW, and are serviced by Routes 13 and 620. Route 620 operates daily between the SR 512 Park and Ride (P&R), Lakewood Station, Martin Way P&R, Lacey TC, Capitol Campus, and Olympia TC from about 6:00 A.M. to about 9:00 P.M. on 60-minute headways.

Prior to COVID-19, Intercity Transit operated the Dash Shuttle, a fare-free service that connected the Capitol Campus and downtown Olympia. It operated between the Maple Park Avenue and the Farmer's Market with stops every two blocks, including near public parking lots with metered parking. The closest stops on the northwest corner of the project site, at the intersection of Sid Snyder Avenue SW and Water Street SW. It is unknown whether this service will return in the future.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Table 2 summarizes the existing and proposed parking supply in the vicinity of the Newhouse site. The project is expected to increase parking by 22 stalls. It is noted that this increase will be off-set by parking reductions on another LCM project at the Pritchard Site.

Table 2. Existing and Proposed Parking Supply in Vicinity of Newhouse Site

Location	Existing Stalls [a]	Proposed Stalls [b]
Newhouse Building Vicinity		
Newhouse Lot	15	55
Press House Lots	48	
Visitor Center Lot	84	123
Along Water Street	43	39
Along Columbia Street	5	0
Total in Newhouse Vicinity	***195***	***217***

a. *Department of Enterprise Services, November 2021.*
b. *Parking for Newhouse site from Miller Hull Preliminary Site Plan, January 17, 2022.*

The LCM project is expected to accommodate the same number of legislators and staff who already work in this area of the campus, and is not expected to increase visitor trips. Detailed analysis presented in the Transportation Technical Report showed that ample parking capacity is available elsewhere on the Capitol Campus, the largest supply of which is located in the Plaza Garage just east of Capitol Way S.

Parking along streets in the adjacent South Campus Neighborhood Historic District is restricted through the City of Olympia's Residential Parking Program. Within Zone 2, which is closest to the LCM, on-street parking is limited to 1 to 2 hours except with a permit. Residents can purchase up to 3 vehicle permits (for $25-$35 per year) and can obtain a free guest permit.[1] While this does not eliminate potential overspill parking, it would deter parking by employees who would park for longer than the time limit. As noted in the above table, about 5 on-street stalls along Columbia Avenue SW would be eliminated by the project. These on-street parking spaces are subject to the 1984 Agreement between the City of Olympia and State of Washington[2] and are under the State's jurisdiction to regulate.

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

Many revisions to the street system adjacent to the Newhouse site are proposed. These will enhance the pedestrian network, upgrade facilities to meet ADA standards, and reduce vehicular access points in order to improve campus security. Table 3 summarizes the recommended transportation network changes along with the LCM project that would likely implement each.

Table 3. Transportation Network Changes for Newhouse Project

[1] https://www.olympiawa.gov/services/parking_services/residential_parking.php, accessed 12/29/2021.
[2] Agreement between State of Washington Department of General Administration and City of Olympia, April 6, 1984. See Parking Agreement: CapitolCampusCityOfOlympiaParkingAgreement1984.pdf (wa.gov) or https://des.wa.gov/sites/default/files/public/documents/Facilities/LCM/LCMSEPA/CapitolCampusCityOfOlympiaParkingAgreement1984.pdf?=dede3

Supporting information: LCM SEPA Checklist Supporting Documentation | Department of Enterprise Services (wa.gov)
Or https://des.wa.gov/services/facilities-leasing/capitol-campus/capitol-campus-projects/legislative-campus-modernization/lcm-sepa-checklist-review/lcm-sepa-checklist-supporting-documentation

Recommended Transportation Network Changes
Pedestrian / ADA Improvements
1. **Build new sidewalks and ADA ramps along site frontages.** a. North side of 15th Avenue SW between Capitol Way and Water Street SW b. Both sides of Columbia Street SW between Sid Snyder Avenue SW and 15th Avenue SW c. East side of Water Street SW between Sid Snyder Avenue SW and 15th Avenue SW
2. **Retain and repair existing sidewalk on Sid Snyder Avenue SW and Capitol Way S –** Existing sidewalks along the Newhouse Building site frontage will be repaired if damaged during construction.
3. **Improve connection to Capitol Way Pedestrian Bridge** – A new walkway connecting the existing pedestrian bridge to Columbia Street SW will be constructed through the reconfigured Visitor Center parking lot. It will be built to ADA standards and have pedestrian-level lighting.
4. **Add or upgrade crosswalks and curb ramps** – This would include updating crosswalks on Water Street SW, and painting a new crosswalk across Columbia Street SW at the pedestrian bridge walkway. New pedestrian ramps would be constructed at intersections where needed and existing ramps along the frontage or on the far-side of the street would be upgraded to meet current standards.
5. **Improve pedestrian wayfinding** – New signs directing pedestrians to and from key destinations will be located at key decision points. This should include signs that direct visitors back to visitor parking located in the Plaza Garage.
Bicycle Improvements
6. **Provide bike parking and storage** – Provide both long-term bike parking for employees and short-term bike parking for visitors. The number of bike racks provided should meet City and/or LEED standards.
7. **Enhance bike access to buildings** – Paths and stairways that connect between the street and bike parking locations should be designed to accommodate bikes including features such as stair runnels (sloped groove in stair for bike wheels) or landing areas where riders can dismount without blocking pedestrians.
Vehicular Access / Security
8. **Control access to legislative office buildings** – To enhance security to the Newhouse building, all vehicles that access Water Street SW between Sid Snyder Avenue SW and 15th Avenue SW, or the parking lot adjacent to the Newhouse Building will need to be screened. The following measures are recommended: a. Add security gates to Newhouse Building parking lot b. Prohibit through traffic on Water Street SW between Sid Snyder Avenue SW and 15th Avenue SW. Initially, this will be accomplished with gates. As part of the Prichard Building construction, more permanent changes may be constructed to prevent unauthorized access to the segment of Water Street between Sid Snyder Avenue SW and 15th Avenue SW.
9. **Convert angle parking on Water Street SW to 90-degree parking**. This will allow vehicles that park along this street to enter and exit stalls without a U-turn maneuver.
10. **Do not vacate Columbia Street SW** – Current plans for the Newhouse Building project do not include a vacation of Columbia Street as previously proposed in the Pre-Design Report.

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

Not applicable.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be

trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Detailed trip generation estimates are presented in the *Transportation Technical Report.* Although the LCM project is not expected to increase employment levels of the House of Senate, the City of Olympia requested that the traffic analysis be based on the increased building size in the event that the spaces are ever used to accommodate future growth. Based on this approach, the Newhouse Building is estimated to increase vehicle trips by 390 per day, 55 during the AM peak hour and 29 during the PM peak hour. These trips are not expected to adversely affect roadways or intersections in the site vicinity.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable.

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

The transportation improvements listed in Section 14.d above are intended to improve the pedestrian environment in the vicinity of the Newhouse site, improve connections to off-site parking and transit stops, and reduce the potential for traffic to cut through the adjacent South Capitol Neighborhood. No further improvement measures would be needed.

15. Public Services

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

While the building use is not changing, there will be an increase in occupancy with the change from a 25,000 gsf office building to a 59,000 gsf office building.

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

The project will work with the Fire Marshal to understand and follow all requirements for fire protection and site access.

Periodic, temporary closure of streets may be required for the safety of public pedestrian and vehicular traffic as construction activities are phased. Any temporary street closure will be planned with City of Olympia and communicated widely prior to implementation. During construction, the pedestrian sidewalk on the West side of Water Street SW is expected to remain open during construction.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, and fiber communications are available on site.

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.

Water services for domestic use and for the building fire sprinkler system will be provided from a water main in an adjacent street (likely Sid Snyder Avenue SW) to the building.

A gravity side sewer will be provided to convey and discharge sanitary sewer from the proposed building to the sewer main in Sid Snyder Avenue SW.

Refuse management by B&G Custodial; and telecommunications by Xfinity/Comcast and Century Link.

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: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____