|  |  |
| --- | --- |
| **Subject:** | SEPA Determination of NonSignificance (DNS) |
| **Project Name:** | Legislative Campus Modernization (LCM) Newhouse Building Replacement Project |
| **Description of Proposal:** | This proposal will rebuild the Newhouse Building at 215 Sid Snyder Avenue SW. The existing building has significant health and life safety hazards and must be replaced.  The Newhouse Building houses Senate member offices and Senate support functions, caucus functions, the Senate Page Room, and the Joint Senate House Page School.  The proposed replacement is a four-story building matching the height of the Cherberg and O’Brien buildings. The ground floor will have 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 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 at 103 Sid Snyder Avenue SW. All three structures will be demolished, removed, or deconstructed as site preparation for the Newhouse Building Replacement project. |
| **Location of Proposal:** | Washington State Capitol Campus |
| **Proponent:** | Clarissa Easton, AIA, Project Director  Legislative Campus Modernization Project  Department of Enterprise Services  c: 360.701.0088  e: clarissa.easton@des.wa.gov |
| **SEPA Responsible Official:** | John Lyons, AIA, Assistant Program Manager - Planning  Planning and Project Delivery  Department of Enterprise Services  c: 360.628.2139  e: john.lyons@des.wa.gov |
| **SEPA Threshold Issuance:** | September 2nd, 2022 |

**1.0 SEPA Threshold Determination**

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c).

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14-days from the date of issue. If conditions are added, deleted, or modified during the 30-day review period, a modified DNS will be issued.

* 1. **Analysis**

The following describes the analysis conducted to determine if the proposal will likely result in*probable significant adverse environmental impacts*. This decision was made after a review of the completed environmental checklist and the following reports:

* + Traffic and Parking Impact Study (Legislative Campus Modernization Transportation Technical Report)
  + Geotechnical Engineering Report dated 03/14/2022
  + Archaeological Monitoring Report/Cultural Resources Technical Memorandum dated 03/29/2022
  + Limited Asbestos Survey dated 01/06/2022
  + Arborist Report dated 11/24/2021 and updated 12/30/2021
  + Phase I Environmental Site Assessment
  + Resource Protection Well Report dated 03/22/2022
  + Historic American Buildings Survey (HABS) Highway Building (Newhouse Building) dated 06/25/2004
  + (Newhouse Building, formerly Institutions Building) Asbestos Survey Report, Institutions Building (#15) dated April 1995
  + Limited Indoor Air Quality Assessment Report, Irving R. Newhouse Building dated 11/7/2019
  + (Ayer House, formerly AP Building) Asbestos Survey Report, A.P. Building (#98) dated April 1995
  + Historic Structure Report Louise Hanson Duplex dated 06/15/2011
  + (Ayer House) Limited Hazardous Materials Survey Report, Ayer House (formerly AP Building) dated 07/29/2021
  + (Carlyon House, formerly Shumaker Building) Asbestos Survey Report, Shumaker Building (#94) dated April 1995
  + Historic Structure Report P.H. & Edna Carlyon House dated 06/15/2011
  + (Carlyon House) Limited Hazardous Materials Survey Report, Carlyon House (formerly Shumaker Building) dated 07/29/2021
    1. **Elements of the Environment**

***Earth***

The surface soil on site is a layer of gravel and silt above native soil. The site is almost flat, with the steepest slope being 50% at the street block perimeters. The project site will be graded to service the proposed building and improve parking and accessibility. 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.

Erosion could happen during project construction, which is typical for a project of this scale. Temporary erosion and sediment control measures will be developed and applied to minimize soil erosions during construction.

***Air***

Impacts on air quality are expected to be typical for a construction project of this scale. No emission sources are known beyond those from construction equipment. Water trucks will minimize airborne contaminates from dust, and idling equipment will be turned off.

***Water***

The project is not within 200FT of any surface water body or the FEMA-defined 100-year floodplain.

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

Regarding stormwater management: 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.

***Plants***

Some trees and shrubs will be removed to accommodate the new building, parking and regrading, but the majority of trees will be saved and will exceed the number of new replacement trees required by City codes.

***Animals***

There are no known invasive animal species known to be on or near the project site. No threatened or endangered species are on or near the site.

There are no anticipated impacts on wildlife due to this proposal.

***Energy and Natural Resources***

Building systems will be air-source heat pumps for heating and cooling the building. Electricity will be used for other components of the project, such as outdoor lighting. All-electric components will meet or exceed the current energy code.

The height and mass of the completed building are not expected to affect the potential solar energy of the surrounding buildings.

***Environmental Health***

No known hazardous chemicals/conditions might affect this project.

Likewise, environmental health hazards are not anticipated within this project. Trained and licensed contractors will remove lead-based paint and asbestos-containing building materials before demolition and rehabilitation or renovation activities that could disturb those materials.

Regarding noise: 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. No long-term changes in noise will occur from the completed project.

Construction noise shall be controlled per DES Design Guidelines & Construction Standards and comply with the city noise ordinance.

Post-construction noise would be the same as the current conditions. DES will discuss additional potential noise mitigation measures during the design phase of each project, where necessary.

***Land and Shoreline Use***

The site is currently zoned as “Capitol Campus” and is designated as the Conservancy shoreline, in the master program designation of the site. The east portion of the site 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 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.

The project will conform to and reference the 2006 Master Plan for the Capitol of the State of Washington and the 2009 West Campus Historic Landscape Preservation Master Plan.

***Housing***

No impacts on housing are proposed.

***Aesthetics***

Impacts on existing views and sightlines will be seen from the pedestrian pathways in the vicinity of Opportunity Site Six. The new building will replace the existing 2 story structure. It will be a 4-story structure and will run East to West on the site with E/W dimension of 170 feet and N/S dimension of 82 feet for total of 59,010 square feet.

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

***Light and Glare***

Light and glare from the project are expected to be commensurate with existing site conditions. Proposed lighting fixtures will be fitted with cutoffs to minimize light spill. Lighting levels are not expected to be a safety hazard or interfere with views due to the location of the project proposal behind the Temple of Justice and the distance from roads and recreation areas.

***Recreation***

The proposed project will not displace any existing recreational uses. Adjacent recreational uses such as Stevens field, wildwood Glen Park, watershed Park, Heritage Park, Centennial Park, and Olympia Woodland Trail will not be affected.

***Historic and cultural preservation***

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 National Register of Historic Places (NRHP):

1. The Carlyon, Dr. P.H. & Edna House

2. Louise Hanson Duplex (Ayer Duplex)

3. Highways Building (Irving R. Newhouse Building)

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. There is also no known or visible material evidence of Indian or Indigenous use of occupation of the site.

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. As required by DAHP, an inadvertent discovery plan will be in place and accessible to construction personnel.

During construction, all work will comply with the City of Olympia code regarding inadvertent discoveries of cultural resources. If cultural resources are unearthed, construction will stop until an assessment and determination can be made.

***Transportation***

Detailed traffic and parking analysis were performed to assess the cumulative impacts of the LCM subprojects. This analysis is presented in the Transportation Technical Report for the Legislative Campus Modernization Program (Heffron Transportation, Inc., April 2022).

* The Newhouse Building Replacement project would 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 to retain a continuous walkway through that site between the Capitol Way South Pedestrian Bridge and Columbia Street SW.

Regarding parking: Parking in the vicinity of the Newhouse Building is expected to increase by 22 stalls.

More information is available in the Legislative Campus Modernization Transportation Technical Report prepared by Heffron Transportation (February 2022).

This project program is expected to accommodate the same number of legislators and staff who already work in this area 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 within the Plaza Garage just east of Capitol Way South from the project site.

***Public Services***

The project is not anticipated to change the demand for public services.

The subproject design teams will work with the Fire Marshall to understand and follow all requirements for fire protection and site access as the site is redeveloped.

***Utilities***

The following utility needs will be proposed for the LCM Program:

* Water services for domestic use and the building fire sprinkler system will be provided by the City of Olympia from a water main in an adjacent street (likely Sid Snyder Avenue SW) to the buildings.
* The city will provide a sanitary sewer to convey and discharge sanitary sewer from the proposed building to the sewer main in Sid Snyder Avenue SW.
* Puget Sound Energy provides electricity and natural gas.
* The city provides stormwater management.
* Refuse is handled by B&G Custodial.
* Xfinity/Comcast and Century Link service telecommunications.

**2.0 Public Comment**

The responsible official will reconsider the DNS based on timely comments and may retain, modify, or withdraw the DNS if significant adverse impacts are likely. If the DNS is retained, it will be final after the expiration of the comment deadline. Comments may be submitted to [DESSEPA@des.wa.gov](mailto:DESSEPA@des.wa.gov).

**3.0 Appeals**

Anyone wishing to appeal the final SEPA determination by the Lead Agency may submit an appeal within the 30-day appellate period outlined in WAC 200-10; or may proceed with an appeal under RCW 43.21C.075