



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

*1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476*

- Subject:** SEPA Determination of Non-Significance (DNS)
- Project Name:** Legislative Campus Modernization (LCM) – Modular Building (2022-158)
- Description of Proposal:** The Department of Enterprise Services (DES) is proposing an approximately 14,884 square-foot, 2-story, temporary modular building to house staff displaced during the completion of the Legislative Campus Modernization (LCM) Project. The proposed modular building would be located in the southeast corner of an existing Mansion parking lot on the Capitol Campus, directly west of the Washington Supreme Court.
- The project area encompasses approximately 0.6+/- acres of paved areas, including staging areas for construction and locations where excavation will be required for utility access and installation of foundations for the building.
- Additional improvements will include ADA parking facilities and sewer, water, storm, dry utility infrastructure, and trash enclosure required to service the facility.
- Location of Proposal:** Washington State Capitol Campus
- Proponent:** Clarissa Easton, AIA, Project Director
Legislative Campus Modernization Project
Department of Enterprise Services
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- SEPA Responsible Official:** John Lyons, AIA, Assistant Program Manager - Planning
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- SEPA Threshold Issuance:** August 8th, 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.

1.1 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, as well as the following documents:

- Geotechnical Report, prepared by Insight Geologic, Inc. (December 17, 2021)
- The Capitol Campus Modular Predesign Report, prepared by SCJ Alliance (November 15, 2021)

1.1.1 Elements of the Environment

Earth

The project is not anticipated to result in any direct impacts on soil conditions. The site is flat, no soil will be removed from the project area, and no permanent cut, fill, or grading is proposed.

The project will not change the quantity of impervious surface on the site, nor is any erosion likely to occur.

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 contaminants 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.

Regarding stormwater management: no new impervious areas are proposed. The project will not change the amount of impervious surface on the site. Stormwater runoff will drain into an existing catch basin.

Moreover, a portion of the existing paved parking will be changed to the building roof area, reducing pollution generating impervious surfaces from this site for the duration of the building's lifespan.

Plants

Along the east side of the new modular project limits, the existing evergreen plants and grasses will be removed and replaced with new landscaping.

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. Three species of bats considered sensitive in Washington state are mapped in the vicinity. The existing project site does not provide essential habitat for these species, nor would the quality of habitat change.

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

Energy and Natural Resources

Building systems will be all-electric and meet or exceed 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

There are no known environmental health hazards that could occur as a result of this project. On-site hazardous materials are expected to be typical for the construction and operation of an office building.

Land and Shoreline Use

The site is currently used for parking; historical aerial photographs suggest the site has been used for this purpose for more than sixty years.

There are no anticipated impacts on agricultural or forest lands, and the project area is outside Thurston County's shoreline jurisdiction.

Housing

No impacts on housing are proposed.

Aesthetics

Impacts on existing views and sightlines are peripheral and temporary. Views from the western windows of the Temple of Justice will be altered. The proposed building would obscure current parking lot views and visibility beyond.

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 Marathon Park and Capitol Lake will not be affected.

Historic and cultural preservation

There are no historic buildings on the project site; however, the site has a documented risk of "Very High" containing environmental factors with archaeological resources. 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

The project will serve an existing population only, so no vehicular trip increases are anticipated once construction is complete.

The project will temporarily eliminate approximately 52 parking spaces for the lifespan of the building; after the building is removed, these parking spaces will be restored. Approximately 85 additional spaces will be required to facilitate construction staging. These parking spaces will be restored once construction is complete.

Public Services

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

Utilities

Sewer, water, stormwater, electrical, and communications are proposed for this project. Connections are expected to be typical for an office building of this scale.

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.

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