



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

Subject: Determination of Non-Significance (DNS)

Project Name: Capitol Campus General Administration Building Demolition

Description of Proposal: The proposal involves the demolition of the vacant six-story, 283,865 gross square foot General Administration (GA) Building located at 210 11th Avenue SW, Olympia, WA. The building, completed in 1956, is designated as a state capitol historic facility and listed on the National Register of Historic Places.

Due to safety concerns, the building envelope and structural, mechanical, electrical, and plumbing systems, which do not meet current codes and are at the end of their service life, will be demolished. The project includes capping all utilities to the site, performing an asbestos survey, and stabilizing the hillside.

Following demolition, a temporary 293-stall parking lot will be constructed with landscaping, utilities, and potentially a new restroom building. The parking lot will cover approximately 120,000 square feet.

Location of Proposal: 210 11th Avenue SW, Olympia, WA 98501

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SEPA Issuance: August 12, 2024

1.0 SEPA Threshold Determination

The lead agency for this proposal has determined that with the mitigation measures identified herein, the proposal does not have a probable significant adverse environmental impact. Accordingly, 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.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-350; the lead agency will not act on this proposal for 30 days from the date of issue. If conditions are added, deleted, or modified during the 30-day review period, an MDNS 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:

- State Capitol Development Study – Schacht Aslani Architects / Mithun - March 1, 2017
- Predesign Geotechnical Engineering Recommendations – Shannon & Wilson – May 27, 2020
- General Administration Building Soldier Pile Wall Inspection GA3 09-076 – Golder Associates – July 20, 2010
- General Administration Building Condition Assessment – WA DES – June 2, 1994
- Structural Investigation and Analysis of the General Administration and Columbia Street Parking structures – Victor O. Gray & Company – December 28, 1984
- Lead Survey General Administration Building – Washington Engineering – July 31, 1998
- Asbestos Survey Report – PBS Environmental – March 1995
- Hillside Evaluation and Preliminary Design – Golder Associates – March 17, 2010
- Analytical Data Report – Environmental Services Network – November 23, 2009
- Phase I ESA -Perteet Inc – June 2024
- Hazardous Building Materials Survey Report – Perteet Inc. – June 25, 2024
- Cultural Resources Assessment Report – Perteet Inc. – May 28, 2024
- Drainage Report – IML Services
- Geotechnical Report – HWA Geosciences Inc.
- Historical Assessment – Northwest Vernacular
- Landscape Protection Plan - HBB Landscape Architecture

1.1.1 Elements of the Environment

Earth

The project site is an approximately 3-acre property with a six-story building, sidewalks, parking, roadways, other hard surfaces, and landscaping. The building was constructed in 1956 totaling

283,865 square feet. The property also contains approximately 4,000 square feet of concrete paving and 49,500 square feet of asphalt paving. The site slopes approximately 5% from south to north. The steepest slope on the site is approximately 9%. Soils on the site include fill, colluvium, and native soils. The site is at a moderately low risk for ground surface rupture and seismic settlement could occur within the proposed building footprint. Temporary erosion and sediment control (TESC) best management practices (BMPs) will be implemented to prevent erosion.

No further mitigation required.

Air

Air quality concerns are primarily related to dust and emissions from construction equipment. Mitigation measures include dust suppression techniques like water spraying and ensuring all construction equipment meets current emissions standards. Long-term air quality improvements are anticipated due to the energy-efficient design of the new parking lot, which will contribute to reduced operational emissions. Measures to control emissions include periodic dust control watering and a "no idling" policy for construction vehicles.

No further mitigation required.

Water

Capitol Lake is located approximately 400 feet west of the project site. Two Category III wetlands are within 300 feet of the project site. The project will be contained within the footprint of the existing developed area with no buffer impact. Stormwater runoff is collected from roadways, parking lots, and rooftops into the City of Olympia drainage system, eventually falling into Capitol Lake. BMPs will be used to protect surface waters during construction, and a modular wetland vault will treat runoff for both phosphorus and enhanced treatment.

No further mitigation required.

Plants

Vegetation on the site includes deciduous trees, evergreen trees, shrubs, and grass. The project will remove trees and vegetation immediately adjacent to the existing building. Most of the trees on the slope will be retained and will be minimally impacted by slope stabilization. The proposed landscape will follow CPTED principles to promote safety and security. Native and adapted plants will be used for landscaping.

No further mitigation required.

Animals

No threatened or endangered species are known to be on or near the project site.

No further mitigation required.

Energy and Natural Resources

Puget Sound Energy will provide electricity for illumination. To reduce energy consumption, LED lighting will be used.

No further mitigation required.

Environmental Health

The project involves removing hazardous materials such as asbestos, lead, PCBs, and mercury. Appropriate measures and regulations will be followed to ensure safe removal and disposal of these materials. During construction, strict adherence to safety and health guidelines will ensure minimal risk to workers and the environment.

No further mitigation required.

Land and Shoreline Use

The current use of the site is a vacant office building. The project will not affect surrounding land uses. The site is not within a critical area. The project is consistent with current land use policies.

No further mitigation required.

Housing

The project does not involve housing and will not impact housing.

No further mitigation required.

Aesthetics

No structures are proposed. The project will not alter or obstruct views. No measures to control aesthetic impacts are needed.

No further mitigation required.

Light and Glare

Lighting fixtures will be designed to minimize glare and light pollution, contributing to the safety and comfort of the area without detracting from the nighttime environment.

No further mitigation required.

Recreation

The project will not displace any existing recreational uses. No measures to control recreational impacts are needed.

No further mitigation required.

Historic and cultural preservation

The project site is within 500 feet of 24 historic properties. Archaeological monitoring and tribal consultation will be conducted to manage any unexpected discoveries. An Inadvertent Discovery Plan (IDP) will be implemented.

No further mitigation required.

Transportation

The project will not generate additional vehicular trips, but rather it will redistribute existing parking. 11th Ave SW, Columbia St SW, and Union Ave SW serve the project site. Transit services include Intercity Transit routes 13 and 620. No significant transportation impacts are anticipated, and no measures to control transportation impacts are needed.

No further mitigation required.

Public Services

The project will not increase the need for public services, and no measures to control its impacts are needed.

No further mitigation required.

Utilities

Puget Sound Energy will provide electricity for illumination. New stormwater catch basins, pipes, and a modular wetland will be installed.

No further mitigation required.

2.0 Mitigation Requirements

No further mitigation required.

3.0 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.

4.0 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