

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: **Health Education Center Renovation & Addition**
2. Name of applicant: **Central Washington University**
3. Address and phone number of applicant and contact person:

**Applicant: Joanne Hillemann, Senior Architect
CWU Capital Planning & Projects
400 E University Way
Ellensburg, WA 98926-7523
509-963-2909 or cell 509-899-2777**

**Contact Person: Steve Lee
Studio Meng Strazzara
2001 Western Ave, Ste 200
Seattle WA 98121-2114
206-597-3797**

4. Date checklist prepared:

May 19, 2021

5. Agency requesting checklist:

Central Washington University

6. Proposed timing or schedule (including phasing, if applicable):

The proposed construction period for the project is October 2021 through August 2023. There will be multiple phases built into this timeframe due to partial occupancy during construction and to accommodate the University's academic and sports calendars.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future additions, expansions or other activities are connected with this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Geotechnical Report was prepared by GN Northern, Inc., dated March 2021 and is available upon request.

A Transportation Report is being prepared by TranspoGroup, and is available upon request.

An abatement report for Nicholson Pavilion is being prepared and is available upon request.

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.

No.

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

SEPA, NPDES, City of Ellensburg Building Permit, City of Ellensburg Mechanical and Plumbing Permits, Department of Labor and Industries Plan Review, Electrical Permit & Abatement Notification, Department of Ecology Asbestos and Air Quality Notification, Grading Permit, Stormwater Management Permit and Design Review, ROW Use Permit, Fire Department Review/Permit, Kittitas County Health Department, and Washington Department of Archeology and Historic Preservation Approval.

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.)

Central Washington University proposes to add several new additions to the existing Nicholson Pavilion on the CWU Ellensburg, Washington campus to accommodate the expanding physical education classes, athletics and sports programs. Additions include a single-story office addition, a two-story infill to house a new weight room and expanded seating for the existing performance gym, an expansion of the existing field house and a new auxiliary gym. The project will also provide various interior upgrades throughout the existing facility as well as new mechanical, electrical and structural upgrades. The total area of work for the project is approximately 130,000 sq. ft. The building is to remain open throughout a majority of the upgrades.

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 site is located at 715 East Dean Nicholson Blvd, on the Central Washington University in Ellensburg, Washington. See attached site plan.

**Legal Description:
TOWN EBURG COLLEGE ADDITION BLOCK 6**

B. Environmental Elements

1. Earth

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 11% (within project area) near existing track field.

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. **Based on the geotechnical investigations site soils were found to be relatively uniform, generally consisting of Poorly Graded Gravel with Silt and and (GP-GM) and Silty Gravel with Sand (GM) and overlying interbedded Silty Sand (SM), Sandy Silt (ML) and Lean Clay with Sand (CL). According to the NRCS soil map site soils are identified as Nanum ashly loam, 0 to 2 percent slopes, Nack ashly loam, 0 to 2 percent slopes, and Opnish ashly loam, 0 to 2 percent slopes.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Not that we are aware of. There were no surface indications or history of unstable soils within the vicinity of the site identified as part of the geotechnical report.**

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 proposal includes offsite disposal of existing organic and unsuitable soils, onsite cut and fill of existing suitable soils and import of structural fill aggregate materials. The total affected area for the building expansion areas and site improvements would be approximately 352,250 sq ft. The following values are approximate:

Excavation & Offsite disposal of organic and unsuitable soils: 4,000 CY

Earthwork with onsite cut and fill suitable soils: 20,000 CY

Import of fill and aggregate base materials: 3,000 CY

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

Surface erosion may occur as a result of clearing and grading operations, however due to the relatively flat slopes on site and the location of the limit of site disturbance proposed, this is expected to be minor as the project site is composed primarily of slopes under 2%. Minor localized erosion may occur as a result of construction activities, however will not extend outside the project limits. Use of on-site erosion control measures including silt fences, construction entrances, catch basin protection, temporary sediment settling facility, and other standard construction erosion control practices, and seasonal limitations of construction will control potential on-site erosion. These implementations of a Temporary Erosion Sedimentation Control (TESC) plan would mitigate potential impacts.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The total parcel area for the site is 162.29 acres, however the proposed project disturbance area will only be 11.7 acres. Within the project disturbance area the impervious surface coverage will be approximately 62%

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

To the extent possible the disturbed area of the project site will be limited to minimize erosion potential. To reduce erosion, some or all of the following vegetative cover practices may be implemented as site conditions dictate: seeding, mulching and matting, and/or clear plastic covering. Structural practices to control erosion include a stabilized construction entrance, filter fabric fence for perimeter siltation control, and a sediment settling tank. All catch basins in the vicinity of the work will have erosion protection throughout the construction period.

All work will be performed in compliance with local and state code and permitting requirements.

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.

During construction, the contractor will use best management practices to reduce or eliminate the emissions of dust particles or vehicle exhaust. Typical construction emissions are expected. There will be a small increase (approximate quantities are unknown) in exhaust emissions from construction vehicles and equipment, and a temporary increase in fugitive dust due to earthwork for the project. The most noticeable increase in emissions and fugitive dust would occur during earthwork. Exhaust emissions would also be generated from construction worker vehicles and equipment traffic to and from the site. The number of workers at the project site at any one time would vary depending upon the nature and construction phase of the project. These potential air quality impacts would be temporary in nature, occurring during construction activities.

Upon completion of construction, air quality in the vicinity of the site is anticipated to remain the same.

Regulations and bid documents require compliance with applicable standards.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odors that would affect the proposed project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The project will comply with all applicable guidelines and regulations applying to the control of emissions.

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.

There are no surface waterbodies on or in the immediate vicinity of the site.

- 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.

Not applicable.

- 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.

Not applicable.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the project does not lie within a 100-year floodplain.

- 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 waste materials will be discharged to surface waters.

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.

No groundwater will be withdrawn. No water will be discharged to groundwater.

- 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.

Not applicable. The site is served by the City of Ellensburg sewage system. There is no septic system associated with this project.

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.

The project site is within the Wilson Creek basin. The primary source of stormwater runoff will be rainfall. Rainfall landing upon the pavement surfaces will be collected with catch basins and routed via piped systems to connection points to the public storm drain system at both the west and south sides of the site. Rainfall runoff within the parking lot will be collected via sheet flow in a bioretention-detention facility or a stormwater swale prior to being discharged to the ex storm system in Dean Nicholson Blvd. In addition to the bioretention-detention facility a StormTech chamber detention facility will be provided within the parking lot to provide additional attenuation of flows. The public storm drain systems west and south of the site eventually discharge to Wilson Creek.

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

No waste materials will enter the ground or surface waters.

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

No, the proposed conditions will for the most part follow existing topography and therefore drainage patterns will be maintained.

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

Flow control facilities are required on this project. As mentioned above a bioretention-detention facility along with a below ground StormTech chamber detention facility will be installed within the existing parking lot.

4. Plants

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

- _X_deciduous tree: alder, maple, aspen, other
- _X_evergreen tree: fir, cedar, pine, other
- _X_shrubs
- _X_grass
- ___pasture
- ___crop or grain
- ___ Orchards, vineyards or other permanent crops.

- _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Seventeen deciduous trees are proposed to be removed, approximately 1 acre of lawn will be removed. The area will be re-landscaped with trees, shrubs and grasses selected by the Landscape Architect.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

New landscaping include species native to eastern Washington and hardy and drought tolerant species appropriate to the climatic conditions of eastern Washington. The selection of plant species will consider existing soils, maintenance requirements and compatibility with existing vegetation preserved on the site.

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

Several noxious weeds exist on the CWU campus, they include Hawkweed, Knapweed, Scotch Thistle and Herb Robert.

5. *Animals* [\[help\]](#)

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.

Birds: hawk, heron, eagle, ducks, songbirds.

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

None known.

d. Proposed measures to preserve or enhance wildlife, if any:

New plantings will incorporate mostly native plants which will provide numerous habitat opportunities on site.

e. List any invasive animal species known to be on or near the site.

None known.

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.

During construction, gasoline & diesel-powered equipment would be used.

The new building will use electricity and natural gas to serve the building lighting, food service facilities, heating and ventilation. Heat is provided by the CWU steam plant. Cooling will be provided by the CWU central chilled water plant and storage tank. Electricity is from the campus loop distribution system.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the proposed building will not block the use of solar energy by adjacent properties.

- 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:

- **All exterior walls and roof will be fully insulated to meet current energy codes.**
- **All storefronts & windows will be insulated with tinted low e glass along south and west facing façades, and exterior windows will have blinds to reduce heat buildup and glare.**
- **The project is not expected to have adverse energy impacts, and efforts will be made to utilize energy saving equipment during construction and operation.**
- **The mechanical system will utilize a new high efficiency chiller, variable refrigerant flow systems, electronic controls to optimize heating and cooling needs, high pressure steam-to-hot water high pressure heat exchangers, economizer cooling, low flow plumbing fixtures, and air-to-air heat recovery.**
- **Energy efficient LED lighting will be used as the primary source of artificial light on the interior of the building and for all exterior and site illumination.**
- **The renovated building will be ready for future PV installation.**
- **CWU is pursuing LEED certification for this project at a Silver standard or higher.**

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.

- 1) Describe any known or possible contamination at the site from present or past uses.

No environmental health hazards are expected to result from this proposal. This site is the current location of Nicholson Pavilion and is not known to have any contamination.

- 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.

None.

- 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.

The proposed project will require gasoline and diesel fuel to be used during the construction phase of the new school. All fuel will be stored in approved EPA containers.

Once construction is completed and the school is under normal operation, no toxic or hazardous chemicals are expected that might be stored, used, or produced.

- 4) Describe special emergency services that might be required.

The project is not expected to have negative impacts on environmental health; therefore, no mitigation is required.

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

The project is not expected to have negative impacts on environmental health; therefore, no mitigation is required.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic along Dean Nicholson Pavilion and N. Walnut St. are the primary generators of noise. These would not impact the proposed 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.

There will be short term disturbance during construction activities from October 2021-September 2023.

Most of the noise will occur during the initial site development phase at the early part of construction. Noise will be generated by trucks and earth moving equipment required for excavation, grading and site utility work. Following grading and site utility work will be a phase of normal construction activity with work restricted to hours and levels deemed allowable by local code.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction activities would be restricted to hours and levels designated by City of Ellensburg code requirements. If construction activities exceed permitted noise levels, the University would instruct the contractor to implement measures to reduce noise impacts to comply with the Noise Control Ordinance, which may include additional muffling of equipment.

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.

Current use of the site is for a University Physical Education and athletic center. Adjacent properties are educational buildings, athletic facilities and student residences. The proposed project will not change the current use or affect the nearby/adjacent properties.

- 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?

No.

- 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:

No.

- c. Describe any structures on the site.

The site is comprised of Purser Hall, a two-story university classroom and office building and Nicholson Pavilion, a two-story Physical Education and athletics complex including instructional space, gyms and offices.

- d. Will any structures be demolished? If so, what?

No structures will be demolished as part of this project. Demolition will be limited to minimal exterior demolition as required for the building of additions and selective interior demolition necessary for renovations.

- e. What is the current zoning classification of the site?

P-R (Public Reserve)

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

P-R (Public Reserve)

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- 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?

Approximately 70 Staff will work in the building. The number of students will vary based on the academic and sports calendars.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The additions and revisions to the existing complex will not change the use of the building.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable. No agricultural or forest lands are impacted by this project.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

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?

The tallest height of the proposed building is approximately 45 feet.

Proposed exterior building materials include: brick masonry veneer; stone, metal panel siding EIFS.

- b. What views in the immediate vicinity would be altered or obstructed?

The additions to the existing buildings would have no discernible effect on the views in the area.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Exterior materials of the new additions have been selected to meet City of Ellensburg Design Guidelines and to fit in with the existing character of the historic Nicholson Pavilion. Refer to section 13 for additional info on historical preservation analysis.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Exterior lighting will be added to the new additions in a manner similar to the existing building, that is compliant with the City of Ellensburg dark-sky ordinance and minimizes spillover and glare. Artificial illumination will be visible through exterior glazing at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No. Lighting from the completed project is not expected to be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

None. There are no off-site sources of light or glare that would affect the project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

New LED lighting fixtures with shield and accurate optics will reduce spillover and glare.

12. Recreation

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

In addition to the various recreational opportunities that currently exist and will be housed within the proposed project, there is also an Aquatics Center located immediately North of the project. Central Washington University also features an abundance of outdoor green space for activities and gatherings. The Palouse to Cascades State Park Trail is a short distance away as well as various city parks including Memorial Park, McElroy Park and Kiwanis Park.

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

Some existing green space or fields may be temporarily occupied as a construction lay-down area for the duration of the construction before being returned to their current state.

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

The proposed facility will expand capacity for indoor recreation and training through the expansion of the existing fieldhouse and addition of new weight and cardio rooms. The existing performance gym, practice gym and dance studio will also be remodeled to enhance the experience of users.

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.

Central Washington University (CWU) is a public institution of higher education physically composed of 380 acres of landholdings (CWU 2014) and 184 facilities that provide space for classrooms, laboratories, offices, library/study areas, special and general uses, support, health care, and residences. The Facilities Management Department (Facilities) of CWU plans and manages the operation, maintenance, and development of all facilities.

Of these buildings, the Washington State Department of Archaeology and Historic Preservation (DAHP) has determined that 28 buildings are eligible for listing in the United States National Historic Register (NHR) administered by the National Park Service. All these historic resources are over 45 years old, ranging in age from 1893-94 to 1964, with the oldest buildings located in the southern portion of the campus.

The subject building, Nicholson Pavilion, is the university's physical education and sports center and is one of the 28 buildings eligible for listing in the NHR. The building is located on the northernmost portion of the campus at the southwestern corner of the intersection of Walnut Avenue and East Dean Nicholson Boulevard. It was constructed in 1959 from designs and construction documents prepared by Seattle architect Ralph Halbert Burkhard (1908-1993). The building would be considered a mid-century modern building and is distinguished by 14 pairs of battered steel columns supporting the building's concrete panel roof by steel cables. The distinctive steel columns are further braced by steel cables connected to large concrete soil anchors. The two-story poured concrete building has a rectangular footprint measuring 200 feet east-west and 75 feet north south. An enclosed one-story, diamond-patterned glass and metal lobby, extends south from the pavilion, forming a slight convex curve in plan. The lobby measures 107 feet in length, and 25 feet deep at the center of the curve and 28 feet deep at the west and east ends. A one-story, T-shaped, poured concrete addition is located on the northern wall of the pavilion. The total existing building area is 97,830 square feet.¹

Directly west of the subject property, across Walnut Street, is the Psychology Building, an example of the Brutalism style and designed in 1972 (49 years old) by the Seattle architectural firm of Grant, Copeland & Chervenak, which will be eligible for listing in the NHR in 2022. Directly south of the subject property and across E. Dean Nicholson Boulevard is the University's Fine Arts and Applied Arts Complex composed of Randall and Michaelsen halls, completed in 1969, and designed by the Seattle architectural firm of Kirk, Wallace, McKinley & Associates. These poured concrete and brick masonry clad buildings would be considered a modern contemporary design and were determined eligible for NHR listing in 2014.

- 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.

CWU has not conducted a cultural resources survey or testing projects in the Nicholson Pavilion area although some work was completed during recent building projects including the

Music Building, Hogue Hall, and Wendel Hill Hall projects that are not immediately near the subject building.² This project is expected to add 62,370 square feet (20,303 sf additional included in add alternate) to the building footprint under the “add alternate” proposal. All new construction is on previously disturbed land.

CWU’s Anthropology and Museum Studies—Cultural & Environmental Resource Management unit is planning to assist with map research as the project proceeds.³

There is one cultural landscape feature that is eligible for NHR listing located approximately one thousand feet to the east of the site and off of the CWU campus, the Ellensburg Water Company Town Ditch. The project anticipates no impact to this resource.

- 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.

The Nicholson Pavilion design team conducted a consultation with DAHP on August 27, 2020.⁴ DAHP staff and the design team discussed various design elements that could be modified that would minimize adverse impacts, but DAHP staff noted that the proposed addition to the subject building could not be considered “non-adverse.”

CWU’s Anthropology and Museum Studies—Cultural & Environmental Resource Management unit is planning to assist with map research as the project proceeds.⁵ No tribes were consulted concerning this project.

- 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.

The design team will incorporate design adjustments suggested by DAHP to minimize adverse impacts. Other potential mitigation could include:

- **An interpretive exhibit that would address the construction and design of the original Pavilion including the architect, other interesting people associated with the building, including athletes who used the building, and significant events that have taken place with the building.**
- **Historic American Building Survey (HABS) drawings, or DAHP Mitigation level II drawings, of the original structure and archival photographs of the existing conditions.**
- **A commitment to list/preserve another significant mid-century resource on campus.**

The Proponent will develop a cultural resource monitoring and discovery plan for this project to mitigate potential adverse impacts to archaeological resources.

Project permits required include:

- **Building Permit**
- **Grading Permit**
- **Stormwater Management Review**
- **ROW Use Permit**
- **Fire Department Review/Permit**
- **Kittitas County Health Department**
- **DOE NPDES Permit**

¹ Brandi Barleycorn; “Historic Property Report, Nicholson Pavilion-CWU; February 23, 2008.

² Steven Hackenberger, CWU professor, Anthropology and Museum Studies-- Cultural & Environmental Resource Management; e-mail communication; March 10, 2021

³ Hackberger.

⁴ Joanne Hillemann (CWU), Delano Palmer (CWU), Nicholas Vann (DAHP), Holly Borth (DAHP), Steve Lee (SMS), Dennis Erwood (SMS), Mark Keane (HCA), Eric Kocher (HCA), Carl Drafall (HCA), Larry E. Johnson (TJP), Ellen Mirro (TJP)

⁵ Hackberger.

14. Transportation

- 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.

Public streets serving the site include North Walnut Street and Dean Nicholson Blvd. The two existing entrance/exits off of Dean Nicholson Blvd will be maintained with minor alignment and material modification to accommodate pedestrian circulation, ADA access, and vehicular circulation. One existing entrance/exit off of North Walnut Street will shift slightly to the north to accommodate pedestrian circulation, ADA access, and vehicular circulation.

- 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?

Yes, this area of campus is served by public transport. A Central Transit bus stop is located nearby on Dean Nicholson Boulevard at the CWU Library, serving two separate lines. The walking distance from Nicholson Pavilion to the bus stop is less than 700 feet. Additional transit stops are located within a quarter mile walking distance from the site providing access to two additional bus routes. Details are listed here: <https://ci.ellensburg.wa.us/1051/Ellensburg-Central-Transit>

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

The total of proposed parking spaces for the project is 242 (includes 11 ada) which is a reduction from the current 250 (includes 9 ada) existing spaces. Loss of stalls were due to providing additional ada stalls and new pedestrian crosswalks.

- 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).

No new roads or streets will be required for this project – just modifications to driveways.

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

No, the project will not be located in the vicinity of water, rail, or air transportation.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

Weekday daily, AM peak (7-9 am), and PM peak (4-6 pm) hour trips were estimated for project-generated vehicle trips using average peak hour trip rates for the increases in square footage for the proposed use. The trip generation was based on information published by the Institute of Transportation Engineers (ITE) in Trip Generation (10th Edition, 2017). The ITE land use of College/University (LU #550) was used for the trip generation. For the purposes of this analysis, it was conservatively assumed that all trips would be driving trips. The proposed project is anticipated to generate approximately 1,096 net new weekday daily vehicle trips with 46 net new vehicle trips during the AM peak hour and 49 net new vehicle trips during the PM peak hour. There is not anticipated to be a significant number of truck trips to and from the site.

- 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.

As this project is a major renovation with some additions contained within the existing CWU campus, it is not expected to affect or be affected by the movement of agricultural and forest products on the roads and streets in the area.

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

No transportation impacts are expected.

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.

Police, Parking, Environmental Health and Safety services are provided by CWU. As this project is an addition to an existing CWU facility, the same public services that are currently being provided will be maintained, and is not expected to require additional public services.

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

Fire safety issues will be coordinated with the local JHA during plan review.

16. Utilities

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

Services provided by CWU: Refuse service, chilled water, steam, irrigation, telecom, electricity, storm water retention on site.

Services provided by City: Water, natural gas, sanitary sewer, storm drain.

- 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.

Sanitary Sewer - City of Ellensburg: onsite rerouting and extension, and reconnection to existing sanitary sewer mainline in North Walnut Street.

Stormwater - City of Ellensburg: Rerouting of service onsite; expansion of storm system to collect stormwater from building expansion and re-developed areas, new detention facilities mitigate new and redeveloped; new connections to City of Ellensburg stormwater system

Water (Fire) - City of Ellensburg, Kittitas Valley Fire/Rescue and CWU: new fire loop around Nicholson Pavilion connecting to existing City watermain in North Walnut Street and to existing City watermain in Dean Nicholson Blvd. Additional fire hydrants added around Nicholson Pavilion per Fire Marshal.

Gas – City of Ellensburg: Rerouting of gas service to accommodate expanded building footprint.

Water (Domestic) - City of Ellensburg and CWU: Rerouting of domestic service onsite, and reconnection to existing CWU watermain in North Walnut St; reconnection to existing water domestic service for Nicholson Pavilion, Purser Hall and the Aquatics facility; and existing City onsite water meter to be replaced.

Electric - CWU: onsite reroute and reuse of existing campus owned medium voltage electric service.

Telephone - CWU: onsite reroute and reuse of existing campus owned outside plant telecom service.

Chilled Water – CWU: onsite reroute and reuse of existing campus chilled water system.

Steam – CWU: onsite reroute and reuse of existing campus chilled water system.

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: Steve Lee / Authorized Agent.

Name of signee Joanne Hillemann

Position and Agency/Organization CWU Senior Architect

Date Submitted: _____



AREA OF WORK.
SEE SITE PLAN BELOW

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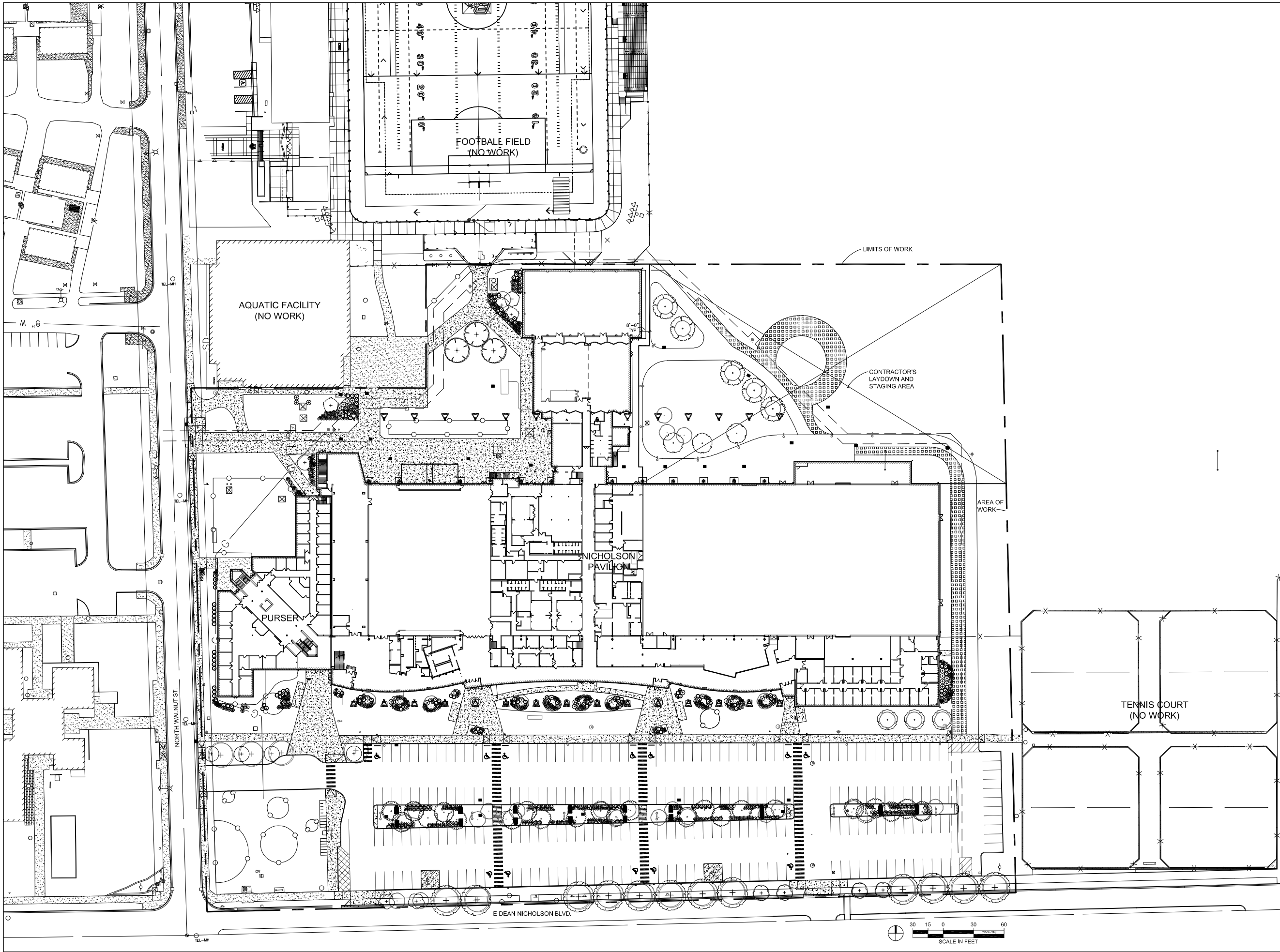
CENTRAL WASHINGTON UNIVERSITY

TITLE

CENTRAL WASHINGTON UNIVERSITY

HEALTH EDUCATION CENTER

Permit #:	-
MUP#:	-
Owner's Project #:	-
Architect's Project #:	19112
Drawn By	
Checked By	



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**CENTRAL WASHINGTON UNIVERSITY
 HEALTH EDUCATION CENTER**

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Drawn By _____

Checked By _____