

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

Central Washington University North Academic Complex (NAC) OFM Project No. 40000081. CWU Contract #14880.

2. Name of applicant: **Central Washington University**

3. Address and phone number of applicant and contact person:

Scott Carlson, Project Manager
Central Washington University – Capital Planning & Projects
400 E University Way
Ellensburg, WA 98926
(619)278-8554

4. Date checklist prepared:

January 12, 2023

5. Agency requesting checklist:

Central Washington University (CWU)

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

Demolition of Farrell Hall & the Language and Literature Building (L&L) are tentatively scheduled for Fall of 2025. However, CWU and the Design Team are exploring the option of pursuing the demolition of the L&L building the Fall of 2023.

Construction of the North Academic Complex (NAC) educational facility: late Summer 2023 - Completion Fall 2025.

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

No. Any additions, expansion, etc. would be addressed in separate capital projects with separate environmental reviews.

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

Arborist Report

CWU Open Loop Geothermal Feasibility Report - McKinstry

The Geothermal Central Plant will require preparation of a preliminary/temporary permit to drill and test the planned extraction and injection wells,a non-consumptive (permanent) water right and UIC permit for injection well operation.

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, Storm Drainage Permit and Design Review, City of Ellensburg Mechanical and Plumbing Permits, Washington Department of Archeology and Historic Preservation Approval, Department of Labor and Industries Plan Review, Electrical Permit & Abatement Notification, Department of Ecology Asbestos and Air Quality Notification.

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.)

This project will construct the North Academic Complex (NAC) educational facility on the campus of Central Washington University in Ellensburg, Washington; a four story , 108,000 sq. ft. building, consisting of a 242-seat Lecture Hall, 21 Classrooms, 109 Faculty Offices, and 9 Offices in the Dean's Suite. This building will house College of Arts and Humanities.

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.

This building is planned to be located in place of the existing International Flag Plaza, NE of Brooks Library. Located in the NE Corner of Parcel #143534. See attached site plan.

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)?

Site slopes from north to south, 1608' to 1604' a percent slope of less than 1.5%.

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.

This site contains USDA Soil 633: Nack ashy loam, 0 to 2 percent slopes.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

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.

Cut and fill will be required to prepare the site for new building construction, and to fill in at the demolished buildings. Approximately 3,500-CY of cut and 2,400-CY of fill are anticipated. Unsuitable cut soils will be disposed of locally in authorized locations, fill may come from either suitable on-site soils, or authorized quarries in the area. Specific quarry locations to be determined during construction. All cut and fill activity will meet jurisdictional requirements.

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

No significant erosion is anticipated. Measures (ie: silt fencing, watering/covering of unsuitable soil stockpiles, etc) will be taken during the course of demolition and construction to reduce dust and loss of soil. At project completion, all disturbed site areas will have building, paving or landscape over the surface.

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

Approximately 80% of the site will be covered in impervious surfaces.

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

The site will be landscaped and will include hardscape improvements to reduce erosion.

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 emission of dust particle or vehicle exhaust. Dust control is regulated by the Washington State Department of Ecology Air Quality Division. 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.

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
During construction, the contractor will comply with regulations and use best management practices.

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.

Yes. Kittitas Reclamation District Irrigation Canal (the Town Canal) runs from the West side of Farrell Hall and then is located to the South of the rest of the project.

- 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.

Demolition of both Farrell Hall and the L&L Building will occur adjacent to the Town Canal. See site plan.

- 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.

No fill will be placed in or removed from the surface water.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water will be withdrawn or diverted.

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

No the proposal doesn't 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, the proposal does not involve the discharge of waste materials 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.

Yes, this project will include the construction of an open-loop geothermal system for heating and cooling.

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 discharges to the ground will be generated from the site. This site is served by the City of Ellensburg Public Sewer system. New Sanitary waste will be connected to the City system. There is no septic system 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 only source of runoff on the site is storm water. Storm water runoff from the site and the roof will be collected by trench drains or catch basins before being routed below grade to the existing man-made, campus-owned storm conveyance system. Storm water collection, conveyance and discharge will be per City of Ellensburg and State storm water standards.

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

No waste materials will enter 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 proposal does not alter or otherwise affect 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:

No additional measures are proposed.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 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?

Approximately 30 trees will be removed from the site, these are mostly deciduous with a handful of conifers. The area will be re-landscaped with trees, shrubs and grasses selected by a Landscape Architect for the conditions.

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

There are no known endangered plant species on or near the site.

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

The project will be re-landscaped with native and/or drought tolerant plantings.

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

No noxious weeds or invasive species are evident on the site.

5. Animals

- 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, songbirds**

mammals: **squirrels**

fish: **none**

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

There are no known endangered species on or near the site.

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

No, the site is not known to be on a migration route.

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

The project will be re-landscaped with deciduous and coniferous plantings.

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

No invasive animal species are known to be on or near the site.

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.

Electric, solar, and geothermal energy will be used to meet the project's energy needs. Heating and cooling will be provided by an open loop ground source heat pump system that utilizes geothermal energy.

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

No, the project will not affect the potential use of solar energy to 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:

In addition to utilizing waste heat recovery from the central plant, this project will meet all requirements of the State of Washington NREC. The project will use a state of the art digital direct control (DDC) management system. Air handling systems will be equipped with air economy cycles

(outdoor air for cooling when ambient temperatures permit). Variable frequency drives will be utilized for HVAC fans and pumps. High efficiency LED light fixtures will be used. It is the intent of CWU to pursue LEED certification for this building at the Gold level.

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 known contamination history at this site.

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.

No hazardous chemicals/conditions are known to exist at this location.

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.

No toxic or hazardous chemicals will be stored, used, or produced as a result of this project.

4) Describe special emergency services that might be required.
No special emergency services are expected to be required for this project.

5) Proposed measures to reduce or control environmental health hazards, if any:
CWU and its contractors will comply with all environmental regulations.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Existing campus vehicular traffic and pedestrian sound 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.
Short term construction noise would occur between the hours of 7am and 7pm Monday through Friday for the duration of the project. The project is expected to begin Summer 2023 and end Fall 2025.

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

All work will be performed in compliance with the City of Ellensburg's noise ordinance.

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.

The site is a university instructional building and nearby facilities are also educational in nature. The proposal will not affect current land uses on nearby or 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 International Flag Plaza is a concrete raised planting bed with 8 flagpoles. The Language & Literature Building and Farrell Hall are the two buildings planned for demolition on the site.

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

All structures mentioned in the previous question will be demolished.

d. What is the current zoning classification of the site?

All parcels are zoned Public Reserve.

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

Public/Insitutional

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

Not applicable.

g. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No it has not.

h. Approximately how many people would reside or work in the completed project?

This facility will have offices for 118 faculty and staff.

- i. Approximately how many people would the completed project displace?

Language & Literature = 76 Offices

Farrell Hall = 31 Offices

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

Occupants of the buildings being demolished will be moved to the new building or re-located to existing facilities on campus.

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

The project will comply with the regulations of the Public-Reserve Zone within the Land Development Code (Title 15). The Comprehensive Plan does not affect the site. The Active Transportation Plan marks Dean Nicholson to the North as a Designated Bike Route with a nearby RRFB pedestrian signal which will remain unaffected. Pedestrian improvements will be made at the intersection of Dean Nicholson Boulevard and Walnut St.

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

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.

Does not apply to this project.

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

Does not apply to this project.

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

Does not apply to this project.

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 any proposed structure is approximately 68' . The principal exterior building material is brick. Metal panel is a prominent secondary material.

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

No views in the immediate vicinity will be obstructed.

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

Exterior building finishes will be consistent with those used in adjacent campus buildings.

11. Light and Glare

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

Artificial illumination will be visible through exterior glazing at night. Pathway lighting for campus safety will be used at night and will be compliant with the City of Ellensburg outdoor lighting ordinance.

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

No.

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

No existing off-site sources of light or glare will impact the project.

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

Exterior light fixtures will be full cutoff luminaires with LEED Lighting Zone 2 compliant BUG ratings to minimize light pollution consistent with LEED certification requirements.

12. Recreation

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

Campus sports and fields, as well as the Student Recreation Center exist on the campus.

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

No, this project would not displace any existing recreational uses.

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

Does not apply to this project.

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.

Both Farrell Hall and the Language and Literature Building would be eligible for the State and National Register of Historic Places due to being older than 45 years. They were previously assessed with the plan to exclude due to the lack of structural integrity of Farrell Hall, the inability to make Language & Literature an ADA accessible building, and the mechanical system problems in both buildings.

There are no known archaeological sites within the project area.

- 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.

There are air photos and maps that indicate several residential structures and associated out-buildings were once located in areas under campus buildings and parking lots, and in areas in between campus buildings. A map and inventory is under development that will guide archaeological testing, and monitoring.

- b. 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.

Consultation letters have been mailed to the Yakama Nation, the Snoqualmie, and the Confederated Tribes of the Colville Indian Reservation.

CWU will work in consultation with the Washington State Department of Archaeology and Historical Preservation (DAHP) for this project. The CWU Central Washington Anthropological Survey (CWAS) is located on campus in Ellensburg, WA, Qualified professional CWAS staff will manage the archaeological and historic preservation portion of this project, including historical architectural inventory and documentation and the inventory and documentation of buried cultural features and artifacts that are found in the process. An inadvertent discovery plan will be in place, as will a curation plan for campus artifacts.

- c. 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 Memorandum of Understanding will be prepared with the Washington State Department of Historic Preservation and the City of Ellensburg prior to ground disturbance and demolition of Farrell Hall and Language and Literature Building.

Archaeological Excavation permit(s) will guide any required testing or data recovery. All reports and curation will meet DAHP requirements.

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.

The project site is within CWU's campus. The nearest City of Ellensburg streets will be Dean Nicholson Blvd to the north and Wildcat Way to the west. CWU's pedestrian malls connect to Dean Nicholson Blvd. from this site.

- 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. There is a Central Transit bus stop in the NW corner of the site, situated along Dean Nicholson Blvd. Distance of less than 100 ft. from the proposed building.

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

No parking spots will be added or eliminated as part of this project.

- 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 improvements to existing roads will be required. This project will create hardscape that connects the new building to the existing pedestrian malls.

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

No.

- 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?

A traffic impact analysis by Fehr and Peers dated July 1, 2022 this project is not expected to significantly change vehicular trips or traffic patterns.

- 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.

No, this project will not interfere with, affect or be affected by the movement agricultural and forest products.

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

No 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, Environmental Health & Safety services are provided by CWU. The building project is not expected to require additional public services. Fire Protection is provided by the City of Ellensburg, the design has been coordinated with the fire marshal.

- 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, chilled water, steam, irrigation, telecom, storm water management on site.

Services provided by City: Water, natural gas, electricity, 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.

The connection to the City of Ellensburg utilities will be through existing campus systems. All other utilities will be provided by the University.

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: _____

Scott Carlson

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Name of signee: Scott Carlson, Project Manager, CWU Capital Planning & Projects

Date Submitted: February 27, 2023

Certificate Of Completion

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| Envelope Id: 9739C1ECCF8143C4B2704FE02FCB96D2 | Status: Completed |
| Subject: Complete with DocuSign: SEPA Environmental Checklist - NAC - 02.27.23.pdf | |
| Source Envelope: | |
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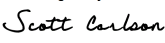
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Scott Carlson
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| Editor Delivery Events | Status | Timestamp |
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| Carbon Copy Events | Status | Timestamp |
| Witness Events | Signature | Timestamp |
| Notary Events | Signature | Timestamp |
| Envelope Summary Events | Status | Timestamps |
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| Certified Delivered | Security Checked | 2/28/2023 8:51:20 AM |
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Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

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