

Don Hoch
Director



STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION

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**STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE (DNS)**

Description of Proposal: This proposal asks the Washington State Parks and Recreation Commission to consider a range of management options for the Saint Edward Seminary building at Saint Edward State Park.

Proponent: Washington State Parks and Recreation Commission.

Location of Proposal, including street address, if any: Saint Edward State Park is located on the north end of Lake Washington in Kenmore, WA. The park address is 14445 Juanita Drive NE, Kenmore, WA 98028.

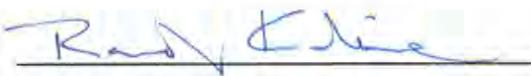
Lead Agency: Washington State Parks and Recreation Commission

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **September 9, 2014** or they may not be considered.

Responsible Official Randy Kline
Position/Title Environmental Program Manager
Address Washington State Parks and Recreation Commission
1111 Israel Road SW, P.O. Box 42650
Olympia, WA 98504-2650

Date August 25, 2014

Signature 

"All Washington State Parks are developed and maintained for the enjoyment of all persons regardless of age, sex, creed, ethnic origin, or physical limitations." There is no agency SEPA appeal process; however, all comments are welcome and will be thoroughly considered.

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Note that pursuant to WAC 197-11-315(e), Part B of the checklist has not been used for review of this nonproject proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

Saint Edward Seminary Management Options

2. Name of applicant:

Washington State Parks & Recreation Commission (Commission)

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

Michael Hankinson, Parks Planner

PO Box 42650

Olympia, WA 98504-2650

Phone: (360) 902-8671
e-mail: michael.hankinson@parks.wa.gov

4. Date checklist prepared:

August, 2014

5. Agency requesting checklist:

Washington State Parks & Recreation Commission

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

This item is scheduled for consideration at the September 18, 2014 Washington State Parks and Recreation Commission meeting in Ilwaco, WA. Information related to this meeting can be found on the State Parks webpage at <http://www.parks.wa.gov/154/Commission-Meetings-Agendas>.

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

Potentially. This SEPA checklist analyzes the foreseeable impacts associated with the Commission's consideration of a range of long-term management options for the Saint Edward Seminary building. Any future project actions depend upon securing adequate funding and regulatory approvals. Additional SEPA documentation will be prepared for specific project actions at such time when developments are proposed and more information is available. National Environmental Policy Act (NEPA) review may be required for any proposal that changes existing uses at the park. State Parks will coordinate with the National Park Service for such review, as appropriate.

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

Past documents related to the proposal include the following:

- Saint Edward State Park Management Plan. October 2008. Prepared by Washington State Parks and Recreation Commission.
- Historic Structure Report by Bassetti Architects 2007.
- Saint Edward Seminary Cultural Landscape Inventory. August 2006. Prepared by National Park Service for Washington State Parks.
- Building Use Study Report for Saint Edward State Park prepared by Jones and Jones, Inc. for Washington State Parks, 1981.
- Alternate Land Use Proposals for Saint Edward State Park prepared by Jongejan/Gerrard Associates for Washington State Parks, 1978.

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.

None known.

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

Only approval by the Commission is required for this nonproject action.

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 proposal asks the Washington State Parks and Recreation Commission (Commission) to consider a range of management options for the Saint Edward Seminary building at Saint Edward State Park. These management options will be considered at the September 18, 2014 Commission meeting in Ilwaco, Washington. Management options under consideration include the following:

- Rehabilitation/Lease: *The alternative allows a public or private sector entity the opportunity to rehabilitate and occupy the Seminary for a new use.*
- Mothball: *Invest in the building with a long-term goal to rehabilitate building in the future: Vacate building, board up windows, shut down electric, water, and sewer. Stabilize building to prevent water intrusion from roof and windows.*
- No Action: *Use the building as today. Rent dining hall and four ranger residences. Continue to heat entire building and perform daily maintenance. Use Capital funding for critical building preservation projects.*
- Partially Demolish: *Remove majority of the building, but retain key architectural features that best represent the Late Romanesque architecture of the building. The remaining ruins serve as a backdrop for an active space for events.*
- Demolish: *Remove building.*
- Vacate: *Minimal investment in the building to ensure it is safe from vandalism. Do not use the building for any purpose.*

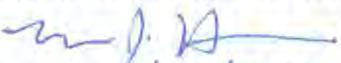
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). 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.

Saint Edward State Park is located on the north end of Lake Washington in Kenmore, WA. The park address is 14445 Juanita Drive NE, Kenmore, WA 98028. The park is located within the northern half of Section 23, NW ¼ of Section 24, SW ¼ of Section 13, and southern portion of Section 14, T26N, R4E WM, King County, Washington.

B. ENVIRONMENTAL ELEMENTS - Note that pursuant to WAC 197-11-315(e), PART B of the checklist has not been used for review of this nonproject proposal.

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: 

Date Submitted: 8/24/2014

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal is unlikely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The Rehabilitation/Lease management option is the only option that has the potential to expand the intensity of use from the current level of use. No increase in the discharge, emissions, release or production of noise referenced above will occur as a direct result of the Commission decision related to management options. However, selection of the Rehabilitation/Lease option would have the potential to allow for a future use that may increase use intensity over current levels.

Proposed measures to avoid or reduce such increases are:

Consideration of management options for the Seminary will serve to guide existing and continuing development the Park. The Rehabilitation/Lease management option is the only option that has the potential to expand the intensity of use from the current level of use. In the event that the Rehabilitation/Lease option is selected, any new proposed future activities will include consideration of increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise through compliance with local government regulations, Commission policies, and state and federal regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Consideration of management options for the Seminary is unlikely to negatively affect plants, animals, fish, or marine life due to the existing location of the Seminary building within the park and the park's general location in an urbanized setting. The Seminary building is located over 1500 feet from the shoreline of Lake Washington so even the Rehabilitation/Lease management option, which is the option with the most potential to intensify use over current levels, would not be likely to negatively affect marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Any future improvements related to the management options selected by the Commission will be required to comply with federal, state and local government regulations and Commission policies related to the protection of plants, animals, fish and marine life.

3. How would the proposal be likely to deplete energy or natural resources?

The likelihood of this proposal depleting energy or natural resources is dependent upon the management option selected by the Commission. As an older historic structure, the Seminary has the potential to more rapidly deplete (i.e. use) energy and natural resources due to older and less efficient insulation and heating methods. The No Action option likely has the highest potential to result in negative impacts related to energy and natural resource depletion.

Proposed measures to protect or conserve energy and natural resources are:

Any future improvements related to the management options selected by the Commission will be required to comply with current federal, state and local government regulations and Commission policies related to the conservation of energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Due to the current siting of the Seminary building and the fact that the management options consider changes that would most likely occur within the existing building footprint it is unlikely the Commission selection of a management option would impact environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks (other than Saint Edward State Park), wilderness, wild and scenic rivers, threatened or endangered species habitat, wetlands, floodplains, or prime farmlands. In regard to historic and cultural sites, the Seminary Building is listed on the National Register of Historic Places. Any management option selected by the Commission will need to take this listing into consideration.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any future improvements related to the management options selected by the Commission will be required to comply with current federal, state and local government regulations and Commission policies related to the conservation of energy and natural resources.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Seminary building lies outside of the 200 foot shoreline jurisdiction for the City of Kenmore Shoreline Master Program. Saint Edward State Park itself is zoned as “Parks” through the City of Kenmore land use plan. If the Rehabilitation/Lease option is selected by the Commission it is likely that a portion of the park would require re-zoning to be consistent with any potential future uses of the building.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Any future improvements related to the management options selected by the Commission will be required to comply with current federal, state and local government regulations and Commission policies related to shoreline and land use.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No increase in these services is directly contemplated by the Commissions' consideration of management options for the Seminary. Future project proposals considered under the Rehabilitation/Lease option may increase demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

Any future improvements related to the management options selected by the Commission will be required to comply with current federal, state and local government regulations and Commission policies related to increased demands on transportation or public services and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal does not appear to be in conflict with any known local, state or federal laws or requirements for protection of the environment. Future developments will be compliant with all local, state, and federal requirements and regulations for protection of the environment.