

STATE ENVIRONMENTAL POLICY ACT (SEPA)

ENVIRONMENTAL CHECKLIST

Port of Whitman County

Technology Transfer and Commercialization Scaling Facility (TTCSF)

Pullman Industrial Park, Pullman, Washington

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 or reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

PART A: BACKGROUND

1. Name of proposed project, if applicable:

Technology Transfer and Commercialization Scaling Facility (TTCSF)

2. Name of applicant:

Kara Riebold, Executive Director

Port of Whitman County

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

Kara Riebold, Executive Director

Port of Whitman County

302 North Mill Street

Colfax, Washington 99111

4. Date checklist prepared:

April 5, 2026

5. Agency requesting checklist:

City of Pullman

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

SEPA to be completed by April 15, 2026. Construction is anticipated to begin in Spring of 2027. The project is scheduled to be complete by Spring of 2028. The project will be executed in a single phase with no phasing required.

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

The facility will be designed to allow for potential future expansion. Expansion will be based on demonstrated need and tenant demand. Site layout and infrastructure are intended to accommodate additions without significant disruption to operations. No formal expansion is planned at this time.

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

The following environmental and technical studies have been prepared or are anticipated:

- Wetland Determination of Unlikely Impact Report – to be prepared in conjunction with permitting
- Stormwater Pollution Prevention Plan (SWPPP) – to be prepared prior to construction
- National Environmental Policy Act (NEPA) Categorical Exclusion – to be submitted as part of EDA grant compliance
- State Environmental Policy Act (SEPA) Checklist (this document)
- Preliminary Engineering Report (PER) – August 29, 2025, prepared by RGU Architecture
- Technology Transfer and Commercialization Scaling Center Feasibility Assessment Report – January 2024, prepared by Maul Foster & Alongi, Inc.

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 applications are currently pending for governmental approvals of other proposals directly affecting the property. The Port of Whitman County holds title to the project site (Lots 10, 11, and 13, Pullman Industrial Park). The EDA grant application (EDA-APP# 00014564) is pending review under the FY 2025 Disaster Supplemental Notice of Funding Opportunity; a curing letter requesting additional documentation was issued on March 24, 2026.

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

- National Environmental Policy Act (NEPA) – Categorical Exclusion
- State Environmental Policy Act (SEPA) – Threshold Determination
- Washington State Department of Ecology (DOE) – Construction Stormwater General Permit
- City of Pullman – Construction Grading and Stormwater Permit
- City of Pullman – Building Permit
- Right of Way Disturbance Permit
- Special Inspections Agreement
- Backflow Prevention Form
- Industrial User Application

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The Port of Whitman County proposes to construct a new Technology Transfer and Commercialization Scaling Facility (TTCSF) on Lots 10, 11, and 13 of the Pullman Industrial Park, located at the intersection of Andrus Drive and Henley Court in Pullman, Washington. The site is approximately three acres in area.

The proposed TTCSF is a two-story building with a gross building area of 33,802 square feet (31,277 square feet net), on a building footprint of approximately 212 feet by 127 feet. The facility will include:

- 14,172 square feet of flexible laboratory space (six labs at approximately 2,362 SF each)
- 7,626 square feet of office space (six open offices per floor)
- 2,400 square feet of public use space (conference rooms, break room, restrooms)
- 840 square feet of maintenance space (custodial, IT, mechanical/electrical)
- 6,239 square feet of circulation space

The building will be primarily concrete masonry unit (CMU) construction with elevated foundations, fire-resistant materials, and backup power for disaster resilience. Site improvements include new asphalt parking lot, sidewalks, landscaping, and utility connections. The facility is intended to support pilot-scale testing of innovative technologies in bioengineering, hydrogen, and energy industries, helping businesses bridge the gap from laboratory prototype to market-ready product.

12. Location of the proposal.

Address: 1200 Andrus Drive, Pullman, Washington 99163

Lots 10, 11, and 13, Port of Whitman County Industrial Park Subdivision No. 2

Located at the intersection of Andrus Drive and Henley Court, Pullman, WA

Census Tract: 53075000600, County: Whitman County, State: Washington

The site is approximately three acres in area. Site plans, a vicinity map, and a topographic map are included with the Preliminary Engineering Report (August 2025) prepared by RGU Architecture.

PART B: ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

Rolling to hilly. The site is located within the Pullman Industrial Park with topography ranging from approximately 2,575 to 2,600 feet in elevation. The terrain includes areas of relatively flat ground and moderately sloping areas characteristic of the Palouse region.

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

Slopes on the site are generally moderate, consistent with the Palouse topography. Slopes of up to approximately 10–15% are present on portions of the site. The adjacent Merry

Cellars site (immediately to the south on Lots 8 and 9 of the same industrial park subdivision) documented slopes of up to 45%; the TTCSF site on Lots 10, 11, and 13 is generally flatter due to prior grading of the industrial park. Final grading plans will confirm slope conditions.

c. What general types of soils are found on the site?

Soils are typical Palouse silty loam underlain with basalt, consistent with the regional geology of the Pullman Industrial Park. Palouse Silt Loam soils are classified as farmland of statewide importance. The proposal results in conversion of this industrial zoned land to developed use; the site is already designated for industrial use within the Port of Whitman County Industrial Park Subdivision No. 2.

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

Palouse silty loam soils are subject to moderate erosion, particularly during grading and construction activities. No evidence of landslides or significant ground instability is known on the site. The adjacent Merry Cellars environmental review documented similar soil conditions. Mitigation measures will be employed to address erosion risk during construction.

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.

Grading will be performed to establish the building pad, parking area, access drives, and utility corridors across the approximately three-acre site. Grading quantities will be determined during final design; the project will seek to balance cut and fill on-site to the extent practicable. Fill soils will originate from on-site cut operations or from locally sourced basalt gravel or an approved native borrow site. The total disturbed area is estimated to encompass the building footprint (approximately 27,000 SF) plus parking, drives, and utilities areas, totaling approximately the full three-acre project site.

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

Yes. Erosion is expected to be a temporary impact during the clearing and grading phase of construction, consistent with the nature of Palouse Loess soils. Erosion risk is primarily associated with the removal of topsoil and vegetation, and during re-establishment of ground cover following construction. Long-term erosion risk will be minimal once the site is stabilized with impervious surfaces, landscaping, and stormwater management infrastructure.

g. About what percent of the site will be covered with impervious surfaces after project construction?

Approximately 30–40% of the three-acre project site is anticipated to be covered with impervious surfaces (building footprint plus paved parking and drives) following project construction. Final impervious surface calculations will be confirmed during design development and incorporated into stormwater management design in compliance with City of Pullman requirements.

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

A grading and erosion control plan will be prepared in accordance with City of Pullman requirements and the Washington State Department of Ecology Construction Stormwater General Permit. A Stormwater Pollution Prevention Plan (SWPPP) will be implemented prior to and during construction. Typical Best Management Practices (BMPs) will include silt

fencing, inlet protection, construction entrance stabilization, dust abatement, and re-vegetation of disturbed areas following construction.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance?

During Construction:

Dust from grading and earthwork; diesel emissions from construction equipment and vehicles. Impacts will be temporary and localized.

During Operation:

Automobile and delivery vehicle emissions from facility users, employees, and freight deliveries (laboratory equipment, supplies). The facility will not involve combustion-based industrial processes. Washington State Energy Code prohibits natural gas use; the facility will be electrically powered.

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

No significant off-site sources of emissions or odor are known to affect the project. The surrounding Pullman Industrial Park contains light industrial and commercial uses. No agricultural operations, feedlots, or industrial emission sources are located immediately adjacent to the site.

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

During construction, dust abatement measures (watering of exposed soils, covering stockpiles) will be employed as needed. Construction equipment will be maintained in proper operating condition. During operation, the facility will comply with all applicable air quality standards. No additional mitigation is anticipated.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site?

Yes. There is a wetland/pond area on the project site, visible on the site plan and referenced in project documentation. A small stream and wetland area is also located to the southeast of the site, consistent with the adjacent Merry Cellars SEPA review that identified a stream/wetland to the southeast of Lots 8 and 9. The site includes a 25-foot wetland buffer easement along relevant property lines, and no impacts to wetlands or wetland buffers are required or proposed.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?

Construction activities may occur within 200 feet of the on-site wetland/pond area. The building and parking layout have been sited to avoid direct impacts to wetlands. The 25-foot buffer easement will be preserved. If the access road from Lot 13 to Lot 10 is pursued, wetland mitigation may be required and will involve coordination with the City of Pullman and the Washington State Department of Ecology. A Wetland Determination of Unlikely Impact Report will be prepared to document conditions.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands.

None proposed. The project is designed to avoid all fill or dredge activity within wetlands or surface waters. No fill or dredge material is proposed to be placed in or removed from any wetland or water body.

4) Will the proposal require surface water withdrawals or diversions?

No.

5) Does the proposal lie within a 100-year floodplain?

No. The project site is not located within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters?

No. The facility will be connected to the City of Pullman sanitary sewer system. 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?

No. The facility will be served by the City of Pullman municipal water system. No groundwater wells are proposed.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources.

None. The project will connect to the City of Pullman municipal sanitary sewer system. No septic system is proposed.

c. Water Runoff (including stormwater):

1) Describe the source of runoff and method of collection and disposal.

Stormwater runoff will be generated from the building roof, parking areas, and paved drives. Runoff will be collected via a system of catch basins, manholes, and stormwater pipes designed in accordance with City of Pullman stormwater requirements. Stormwater will be routed to a treatment and detention system on site. Managed stormwater discharge will be released consistent with natural drainage patterns; stormwater will ultimately drain toward the South Fork of the Palouse River drainage system.

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

The potential for incidental spills of vehicle fluids (oils, fuels) or laboratory materials exists at a very low level. The stormwater collection system will provide a first line of treatment. Infiltration rates in Palouse Loess soils are generally very low. Laboratory tenants will be required to manage hazardous materials and waste in compliance with applicable regulations and lease requirements; no disposal of hazardous waste to the stormwater system or ground is anticipated.

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

A comprehensive grading, drainage, and erosion control plan will be prepared per City of Pullman requirements. The stormwater system will be designed to meet all applicable local and state standards. A Stormwater Pollution Prevention Plan (SWPPP) will be implemented

during construction. During operations, the facility's stormwater system will provide treatment prior to discharge.

4. Plants

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

The site is undeveloped land within the Pullman Industrial Park. Vegetation present is consistent with disturbed industrial land, including:

- Shrubs
- Grasses (native and non-native)
- Wetland vegetation in and adjacent to the on-site pond/wetland area

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

All existing vegetation within the building footprint, parking area, and developed portions of the site will be removed during grading and construction. Wetland vegetation within the 25-foot buffer easement will be protected and preserved. Total area of vegetation removal will be consistent with the developed project footprint across the three-acre site.

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

None known at this time. No threatened or endangered plant species have been identified on or adjacent to the project site.

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

A landscaping plan will be developed as part of the project design. The plan will incorporate grass, shrubs, and trees appropriate to the Palouse region. The design emphasizes low-water landscaping (xeriscaping) with minimal or no lawn areas, consistent with the project's sustainability goals. Low water-use fixtures and irrigation practices will be incorporated. Wetland vegetation within buffer areas will be preserved to the extent possible.

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

None known at this time.

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.

Wildlife typical of the Palouse region may use the site and surrounding area. These include:

- Birds: Hawks, herons, eagles, songbirds, pheasants, geese, ducks, and other species
- Mammals: Deer, coyote, and other common Palouse wildlife
- Fish: None on site

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

None known at this time.

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

The site is not known to be part of a formally designated migration route. Some migratory waterfowl and songbirds may use the wetland/pond area on the site during migration. The on-site wetland area will be preserved and the buffer maintained.

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

The 25-foot wetland buffer easement will be preserved. Landscaping design will incorporate native and low-water plantings that provide some habitat value. No specific wildlife enhancement program is proposed beyond these measures.

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 will be used to meet the completed project's energy needs?

The facility will be served by electrical service from Avista Utilities. Washington State Energy Code prohibits the use of natural gas for heating in new construction of this type; accordingly, the building will use electric heat pump systems for heating and cooling. The Basis of Design identifies all-electric systems, including electric vehicle (EV) charging infrastructure (10% installed, 10% infrastructure-ready, 10% reserved for future). Solar or other alternative energy systems are also under consideration as part of the design process.

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

No. The building height and the industrial park setting are not anticipated to significantly affect solar access for adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal?

The project is designed to comply with all Washington State Energy Code (WSEC) requirements and to explore exceeding code requirements where feasible. Energy conservation features under consideration include:

- High-efficiency heat pump HVAC systems
- LED lighting with dimmable controls and daylighting where appropriate
- Sub-metering for tenant spaces to promote energy efficiency
- Potential LEED certification depending on funding requirements
- Electric vehicle (EV) charging infrastructure
- Consideration of solar or alternative energy systems
- Building envelope designed to meet or exceed WSEC thermal performance requirements

7. Environmental Health

a. Environmental Health Hazards:

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

None known. The site is currently undeveloped land within the Pullman Industrial Park. No prior industrial uses or known contamination have been identified on the project site.

2) Describe existing hazardous chemicals/conditions that might affect project development and design.

No known underground hazardous liquid or gas transmission pipelines are located within the project area. Utility connections (water, sewer, electrical) will be coordinated with the City of Pullman and Avista Utilities. All underground utilities will be located prior to excavation.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or during operation.

During construction, typical construction chemicals (fuels, lubricants, concrete admixtures) will be present on site in limited quantities. These will be managed in accordance with applicable regulations and the SWPPP.

During operation, laboratory tenants may store and use chemicals consistent with the intended research and pilot-scale testing activities (e.g., hydrogen electrolysis, bioproducts). The building is designed to include:

- Group H-2 High Hazard occupancy separation (flammable/combustible liquids, oxidizers) with two-hour fire separation from other occupancy groups
- Specialized ventilation systems (fume hoods, exhaust systems) for laboratory spaces
- Infrastructure for hazardous waste and chemical disposal
- Tenant lease requirements will include hazardous materials management plans

Tenants will be responsible for compliance with all applicable federal, state, and local hazardous materials and waste regulations.

4) Describe special emergency services that might be required.

The facility will require standard emergency services (fire, police, medical) consistent with a research and light industrial facility. The City of Pullman Fire Department will review the building design for compliance with fire code requirements, including the high hazard occupancy classification. The building will be equipped with a fully addressable, monitored fire alarm system and a wet-pipe fire sprinkler system. No emergency services beyond those provided by the City of Pullman are anticipated.

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

The building will be designed and constructed to comply with all applicable federal and state building, fire, and environmental codes. Hazardous material storage and use areas will be designed with appropriate containment, ventilation, and safety systems. Tenant lease agreements will require compliance with all hazardous materials regulations and include requirements for hazardous waste management plans.

b. Noise:

1) What types of noise exist in the area which may affect your project?

The project is located within the Pullman Industrial Park, an area zoned for industrial and commercial uses. Traffic noise from Andrus Drive and surrounding industrial park roads may affect the site. No unusually high noise sources are identified in the immediate vicinity.

2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis?

Short-term (Construction):

Normal construction noise from grading equipment, concrete work, structural steel erection, and building construction. Construction is anticipated to occur during standard daytime hours in compliance with City of Pullman noise ordinances.

Long-term (Operations):

Traffic noise from employees, visitors, and delivery vehicles. HVAC equipment noise from rooftop mechanical systems. Laboratory operations may generate some

mechanical noise. All equipment will be selected and located to minimize noise impacts on adjacent properties.

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

Building design will include acoustic separation between office and laboratory areas. HVAC and mechanical equipment will be designed to minimize exterior noise. Construction will comply with City of Pullman noise ordinances. No additional noise mitigation is anticipated to be necessary.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The project site (Lots 10, 11, and 13) is currently undeveloped land within the Port of Whitman County Industrial Park Subdivision No. 2. Adjacent uses include:

- North: Andrus Drive and additional industrial park lots (undeveloped or light industrial)
- South: Henley Court; Lots 8 and 9 are developed with the Merry Cellars winery facility
- East: Industrial park lots (undeveloped)
- West: Wetland area and additional industrial park lots

The proposal will not significantly affect current land uses on adjacent properties. The TTCSF is consistent with the industrial park character of the area.

b. Has the project site been used as working farmlands or working forest lands?

The site is currently designated as industrial land within the Port of Whitman County Industrial Park Subdivision No. 2 and has been set aside for industrial development. No active agricultural or forest operations are conducted on the site.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations?

No. The surrounding area consists of industrial park lands and urban uses. No active agricultural or forest operations are adjacent to the site.

a. Describe any structures on the site.

None. The project site is currently undeveloped.

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

No. No existing structures are present on the site.

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

I2 – Heavy Industrial District, City of Pullman. The proposed TTCSF is a permitted use within the Port of Whitman County Industrial Park Subdivision No. 2.

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

Heavy Industrial District, consistent with the City of Pullman Comprehensive Plan.

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

Not applicable. The site is not located within a shoreline jurisdiction.

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

The site contains a wetland/pond area and associated buffer. The 25-foot wetland buffer easement has been established and will be preserved. A Wetland Determination of Unlikely

Impact report will be prepared. Cultural resource assessment and wetland mitigation studies have been completed with no issues identified, per the Preliminary Engineering Report.

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

The TTCSF is designed to accommodate approximately 6 research laboratory tenants with 6 to 8 full-time occupants each, for a total of approximately 36 to 48 regular employees and researchers. Additional Port staff, maintenance personnel, and visitors are anticipated, with total occupancy up to approximately 60 persons under restrictive thresholds. The project is anticipated to support 6 to 10 developer projects annually and is projected to create 50 full-time jobs and 41 indirect jobs within five years through spin-off businesses.

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

None. The site is currently undeveloped.

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

None required.

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

The project complies with the City of Pullman Comprehensive Plan and Zoning Code, including I2 Heavy Industrial zoning standards. The project is consistent with the Port of Whitman County's economic development mission and Whitman County's Comprehensive Economic Development Strategy (CEDS) goal of economic diversification. The design will meet all applicable federal, state, and local codes and standards.

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

The site is already designated as industrial land within the Pullman Industrial Park. No additional measures are proposed or required.

9. Housing

a. Approximately how many units would be provided, if any?

None. The TTCSF is a commercial/industrial research facility; no residential units are proposed.

b. Approximately how many units, if any, would be eliminated?

None.

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

None required. The facility is not expected to have a significant impact on housing supply or demand. The creation of 50 or more jobs may generate modest demand for housing in the Pullman area, which is consistent with the city's economic development goals.

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?

Maximum building height: 48' feet. The building is two stories.

Principal exterior building materials:

- Concrete masonry unit (CMU) walls (12", various finishes including tri-blend and grid face patterns)
- Precast wall panels (6")
- Metal wall panels (accent)
- Aluminum-framed storefront glazing and curtainwall
- Overhead sectional doors (16' x 16') for laboratory access

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

The proposed building may alter views from the industrial park roadways and adjacent lots. The building is located within an industrial park setting; significant scenic view impacts are not anticipated. The building's height and massing are consistent with industrial park development in the area.

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

The building design incorporates a mix of exterior materials (CMU, precast panels, metal panels, storefront glazing) to create an attractive and professional appearance appropriate for a research and commercialization facility. Landscaping will be provided around the building perimeter and parking areas. The design team will coordinate with the City of Pullman during the Site Plan Review process to ensure compatibility with local standards.

11. Light and Glare

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

The facility will generate typical commercial and light industrial exterior lighting at night, including parking lot lighting, building-mounted security lighting, and entrance lighting. Interior lighting visible through storefront glazing will also contribute to nighttime light levels. Peak lighting activity will occur during evening hours and early morning when employees arrive and depart.

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

Not anticipated as a significant hazard. Some interference with nighttime sky views is expected, consistent with other commercial and industrial development in the area. The facility is located within the Pullman Industrial Park, where artificial lighting is expected.

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

Adjacent industrial park development and roadway lighting may contribute to ambient light levels. No unusual off-site light sources are identified.

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

Exterior lighting will be designed to minimize light spillage onto adjacent properties and to reduce glare and light pollution in accordance with the project's sustainability goals. Avista Utilities will be consulted regarding pole and fixture selection, energy credits, and rebates. Lighting design will comply with City of Pullman requirements.

12. Recreation

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

The Grand Avenue Greenway, a popular multi-use walking and bicycling path, is located in the general vicinity of the Pullman Industrial Park.

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

No. The project site is currently undeveloped industrial land and is not used for recreational purposes.

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

The facility design incorporates interior and exterior spaces for informal gathering, reflection, and collaboration. No additional recreational mitigation measures are proposed.

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?

None known. The project site is an undeveloped lot within the Pullman Industrial Park, which was established for industrial use. No historic structures are located on the site.

b. Are there any landmarks, features, or other evidence of Native American or historic use or occupation?

None identified. A cultural resource assessment has been completed for the project site with no issues identified, per the Preliminary Engineering Report. The project will comply with applicable requirements regarding discovery of unanticipated cultural resources during construction.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site.

A cultural resource assessment was completed as part of the project's preliminary engineering and environmental review process. The assessment included review of existing records and, as noted in the PER, was completed with no issues identified. As part of EDA grant compliance, the project will coordinate with the Washington State Historic Preservation Office (SHPO) and applicable tribal governments as required under NEPA and Section 106 of the National Historic Preservation Act.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.

If unanticipated cultural resources, artifacts, or human remains are discovered during construction, work in the affected area will be halted immediately and the Washington State Department of Archaeology and Historic Preservation (DAHP) and applicable tribal representatives will be notified. The project will comply with all applicable state and federal requirements for the protection of cultural and historic resources.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system.

The project site is located within the Pullman Industrial Park and is served by Andrus Drive and Henley Court, which connect to the broader Pullman street network. Primary vehicular access to the site is from Andrus Drive. The site is accessible from Grand Avenue via Terre View Drive, Maxwell Drive, Hopkins Court, and Henley Court/Andrus Drive.

b. Is the site or affected geographic area currently served by public transit?

Not directly. The Pullman Transit bus system serves the general area; the nearest bus stop is located at the corner of Hopkins Court and Terre View Drive, approximately one mile from the site. The Pullman Transit system and Washington State University (WSU) Cougar Express provide transit options in the broader area.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways?

No off-site road improvements are required. On-site improvements will include a new parking lot (designed to City of Pullman standards with 4 parking stalls per tenant bay, plus accessible spaces), internal drives, and sidewalks. EV charging infrastructure will be provided in the parking area. Coordination with the City of Pullman will occur during Site Plan Review regarding access and circulation.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation?

No.

e. How many vehicular trips per day would be generated by the completed project or proposal?

The TTCSF is anticipated to house 6 laboratory tenant organizations with approximately 6–8 full-time staff each, plus visitors, investors, and delivery vehicles. Based on the anticipated occupancy of approximately 36–48 regular employees plus visitors, a rough estimate of 150–250 daily vehicle trips is anticipated. Formal trip generation analysis consistent with ITE Trip Generation methodology will be performed if required by the City of Pullman during Site Plan Review. Peak traffic is expected during standard business hours (morning arrival, lunch, and evening departure). Freight and delivery traffic will occur occasionally throughout the week; the site is designed to accommodate trucks up to 40 feet in length and forklift operations.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area?

No.

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

The site will provide adequate on-site parking (4 stalls per tenant) and loading/unloading areas to minimize impacts on public roadways. EV charging infrastructure will be provided. The project will comply with all City of Pullman access, circulation, and parking standards as determined during Site Plan Review.

15. Public Services

a. Would the project result in an increased need for public services?

Yes, at a level consistent with a commercial/light industrial research facility. The project will increase the need for:

- Fire protection: The City of Pullman Fire Department will serve the facility. The building includes high hazard occupancy (Group H-2) requiring enhanced fire protection features including a wet-pipe sprinkler system, fully addressable fire alarm, and two-hour separation between H-2 and other occupancy groups.
- Police protection: Standard commercial security services from the City of Pullman Police Department.
- Emergency medical services: Standard emergency medical response.

These needs are consistent with industrial park land use and are expected to be accommodated within the existing public service capacity of the City of Pullman.

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

The building will be designed with robust fire and life safety systems (sprinklers, fire alarm, H-2 occupancy separation) to minimize demands on fire protection services. The project will comply with all applicable fire and building codes. Security provisions will include building access control, security cameras at entries, and in central shared spaces.

16. Utilities

a. Circle utilities currently available at the site:

The following utilities are available at or adjacent to the project site:

- Electricity (Avista Utilities) – available along Andrus Drive
- Water (City of Pullman) – available in adjacent streets
- Sanitary Sewer (City of Pullman) – available in adjacent streets
- Telecommunications/Fiber – fiber is already on site per project documentation
- Refuse service – available through the City of Pullman

Natural gas: Washington State Energy Code restricts natural gas use in new buildings of this type; the facility will be all-electric.

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.

All necessary utilities will be extended to the proposed building from existing infrastructure in adjacent streets. Proposed utility work includes:

- Electrical service: Extension from Avista Utilities infrastructure on Andrus Drive; high-voltage service for laboratory and HVAC loads; EV charging infrastructure (10% installed, 10% infrastructure-ready, 10% reserved)
- Water service: Domestic water service connection from City of Pullman water main; estimated 100 LF new service line
- Sanitary sewer: Extension to City of Pullman sanitary sewer system
- Storm drainage: New on-site stormwater collection system (catch basins, manholes, stormwater pipes) discharging to on-site treatment and detention, then to City system
- Telecommunications/Data: Fiber is already on site; each tenant suite will include IT closets for tenant-controlled equipment

Construction activities will include utility trench excavation and pipe installation, electrical conduit installation, and connection to existing City infrastructure. All utility work will be coordinated with the City of Pullman and Avista Utilities.

PART 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: _____

Type name of signee: Kara Riebold

Position and agency/organization: Executive Director, Port of Whitman County

Date submitted: _____