

State Environmental Policy Act

Determination of Nonsignificance

Date of Issuance: 8/13/2026

Lead Agency: Port of Whitman County

Agency Contact: Kara Riebold
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Lead Agency File Number: N/A

Description of Proposal: Technology Transfer and Commercialization Scaling Facility (TTCSF)

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.

Location of 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

Applicant: Port of Whitman County
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The Port of Whitman County has determined that this proposal 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 review of a completed environmental checklist and other information on file with the lead agency.

This information is available at: <https://www.portwhitman.com/projects/technology-transfer>

DNS is issued under WAC [197-11-340](#)(2); the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by: 5 p.m. on August 28, 2026**

Responsible Official: Kara Riebold
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Signature :  **Date:** 8/13/2026