



Draft Environmental Assessment Worksheet

State Office Building Renovation

Prepared for:

State of Minnesota,
Department of Administration

Prepared by:

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December 2022 version

Environmental Assessment Worksheet

This most recent Environmental Assessment Worksheet (EAW) form and guidance documents are available at the Environmental Quality Board's website at: <https://www.eqb.state.mn.us/>. The EAW form provides information about a project that may have the potential for significant environmental effects. Guidance documents provide additional detail and links to resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item or can be addressed collectively under EAW Item 21.

Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

1. **Project Title:** State Office Building Renovation and Addition

2. **Proposer:** State of Minnesota, Department of Administration
Contact person: Eric Radel
Title: Construction Operations Manager
Address: 50 Sherburne Ave, Suite 309
City, State, ZIP: St Paul, MN 55155
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Email: eric.radel@state.mn.us

3. **Responsible Governmental Unit (RGU):** State of Minnesota, Department of Administration
Contact person: Eric Radel
Title: Construction Operations Manager
Address: 50 Sherburne Ave, Suite 309
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Phone: 651.201.2380
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4. **Reason for EAW Preparation:**

Required:	Discretionary:
<input type="checkbox"/> EIS Scoping	<input type="checkbox"/> Citizen Petition
<input type="checkbox"/> Mandatory EAW	<input type="checkbox"/> RGU Discretion
	<input checked="" type="checkbox"/> Proposer Initiated

If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):

5. Project Location:

County: Ramsey

City/Township: Saint Paul

PLS Location (¼, ¼, Section, Township, Range): NW, SW, S: 31, T: 29N, R:22W

Watershed (81 major watershed scale): Mississippi River Watershed

GPS Coordinates: 44.95439, -93.10473

Tax Parcel Number: 312922320011, 312922320001, 312922320002, 312922320012

At a minimum attach each of the following to the EAW:

- County map showing the general location of the project; **Figure 1**
- U.S. Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopy acceptable); **Figure 2**
- Site plans showing all significant project and natural features. Pre-construction site plan and post-construction site plan. **Figures 3-9**
- List of data sources, models, and other resources (from the Item-by-Item Guidance: *Climate Adaptation and Resilience* or other) used for information about current Minnesota climate trends and how climate change is anticipated to affect the general location of the project during the life of the project (as detailed below in item 7. *Climate Adaptation and Resilience*). **Provided throughout Worksheet**

6. Project Description:

- a. *Provide the brief project summary to be published in the EQB Monitor (approximately 50 words).*

The proposed project is a comprehensive renovation and addition to the State Office Building. The scope includes but is not limited to addressing accessibility, infrastructure, function, building envelope, and building systems including health, life safety, and security systems to meet current local and State building codes, standards, workplace needs, and public access and accommodation needs.

- b. *Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.*

The proposed renovation and expansion of the State Office Building will address safety, security, functionality, and accessibility concerns. The proposed plan will provide additional hearing room capacity, as well as update the HVAC and loading dock facilities and elevator systems. The proposed building addition will have six above-grade stories and a partial below-grade level.

The programmatic space needs for the building tenants was presented to the Rules committee in December of 2022, which totaled over 456,000 square feet. The existing building currently provides just over 290,000 square feet. In order to meet the programmatic needs of the tenants and to support public participation in the legislative process, construction will include an addition and expansion to the north of the existing building. Significant modifications to the existing building will include replacement and upgrade of building systems, the return of the interior light-wells or atriums, in order to bring natural light to the center of the existing building, as well as the removal of the 7th floor and roof structure that was added in prior renovations.

Construction Activities

- 1) *Construction, operation methods, and features that will cause physical manipulation of the environment or will produce waste*
 - Ground excavation will occur for the new addition portion of the building, as well as for various new structures, utilities, and tunnel connections around the site. If contaminated soils are encountered, they will be removed and replaced with suitable soil for construction.
 - A tower crane will be used for material handling and steel erection.
 - Execution of construction activities will take place upon completion of the design phase and permitting phase of the project.
- 2) *Modifications to existing equipment or industrial processes*
 - Portions of the existing building will be modified to incorporate the current needs for the building as well as planned uses for the space in the future. The project will utilize hot and chilled water from the Capitol Campus central plant. Piping will be extended to serve the State Office Building.
- 3) *Significant demolition, removal or remodeling of existing structures*
 - Portions of the existing building will be removed to allow for the connection of the building with the planned addition and significant renovation will occur within the existing building to upgrade the facility. Demolition will include the removal of walls, ceilings, and some interior structural components. The North exterior wall will be opened up to provide for connection to the addition.
- 4) *Timing and duration of construction activities*
 - Construction activities will start in December of 2023 and conclude in December of 2026 (36-month duration). Work will initially begin with excavation for the addition. Interior demolition within the existing building will begin in July 2024 (after the legislative session).

Milestone Description	Date
Zone 1&2 Addition Start	Dec 4, 2023
Zone 3 Renovation Start	June 11, 2024
Zone 3 Loading Dock construction	May 28, 2024
Sitework Restoration and Landscape	April 1, 2026
Project Complete & Owner move in	Dec 23, 2026

Dates are tentative

c. Project magnitude: See Figure 8

Description	Number
Total Project Acreage	6.5 acres
Linear project length	669 feet
Number and type of residential units	0
Residential building area (in square feet)	0
Commercial building area (in square feet)	0
Industrial building area (in square feet)	0
Institutional building area (in square feet)	40,069.05

Other uses – specify (in square feet)	Governmental.
Structure height(s)	Under 944.0’ above sea level

d. Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.

The Minnesota State Office Building, at present, has reached its capacity and no longer provides adequate space for the needs of staff and public engagement events. The proposed plan to renovate the State Office Building will provide an additional 120,000 square feet for office and meeting spaces, as well as an opportunity to update the premises with HVAC, loading dock facilities, and an elevator. The proposed building addition will have six above-grade stories and a partial below-grade level. The goal of this renovation is to make the State Office Building more functional and accessible to state employees and the Minnesota public that they serve.

The State Office Building was first constructed in 1932 with the purpose of providing office space for various commissions, boards, and departments. In 1974 House Members were given private offices within this space. The first major renovation of the State Office Building was in 1984 to provide hearing rooms to accommodate public participation in legislative activities. At present, the State Office Building has workspaces for 134 House of Representative members and 230 House staff. Additionally, it contains ten hearing rooms (four medium and six small), with the capacity to hold between 50 and 200 people. Seating capacity in recent years has been exceeded by public attendance, indicating a need for increased space to address safety concerns. Additionally, outdated infrastructure, safety hazards, security systems, and accessibility infrastructure for individuals with disabilities has supplied a need for building renovations.

In July 2020, a Facility Condition Assessment (FCA) was performed at the State Office Building as it stands today. Rating values 1-5 were assigned to various building structures to generate a Facility Condition Index (FCI), which can be correlated to the overall condition of the building. Structures that were measured included the building foundation systems, slab, building structure, building envelope, windows, exterior doors, interior walls and ceilings, interior finishes, HVAC systems, electrical systems, plumbing systems, and elevators. Scores are assigned utilizing “best practice” assessment protocols by a trained facility assessor. Individual structure scores can be viewed below. The State Office Building's overall FCI results indicated a “Fair” score of 0.27.

Cost Model Description	Condition Value
Deep Foundation	Good
Slab & Basement Walls	Fair
Floors	Excellent
Roof Structure	Excellent
Exterior Walls	Good
Windows	Poor
Exterior Doors	Fair
Roof Covering	Poor
Interior Walls, Doors, Stairs	Good
Floor Coverings	Good
Ceilings	Fair
Plumbing	Poor
HVAC	Poor
Electrical	Fair
Interior Finishes	Fair
Fire Sprinkler System	Good
Fire Alarm System	Fair
Elevator	Good
Boiler	Good

Source: <https://www.house.mn.gov/comm/docs/RPhiauZeKUy6jEHQnqPguw.pdf>

In 2019 the State Office Building recorded 1,087 service calls for the building, primarily for plumbing leaks, heating/cooling troubleshooting, and electrical system repairs. In 2016, an HVAC system malfunction caused flooding to six floors of the State Office Building, resulting in extensive damage. Insufficient ventilation combined with moisture intrusion has also resulted in mold growth, and extreme temperature fluctuations have caused discomfort in public hearing rooms.

A multitude of safety concerns have been presented in recent years as a direct result of poor infrastructure and building age. These safety concerns have resulted in falls and injuries to staff and citizens alike. Emergency power and lighting systems are inadequate, and in the event of a fire, the building has poor smoke isolation.

Public access barriers are present throughout the State Office Building, including structures that are out of date with current code and noncompliant with the Americans with Disabilities Act (ADA). Regrading of walkways and incorporation of ramps is necessary as well as updates to restrooms, elevator controls, door hardware, handrails, and parking for individuals with disabilities. Updates to the FM Assistive Listening System in public hearing spaces will also be implemented in the renovation.

The proposed renovation and expansion of the State Office Building will address safety, security, functionality, and accessibility concerns. Additional details about the State Office Building issues and vulnerabilities can be found at <https://www.house.mn.gov/comm/docs/RPhiauZeKUy6jEHQnqPguw.pdf>.

e. Are future stages of this development including development on any other property planned or likely to happen? If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

No

f. Is this project a subsequent stage of an earlier project? If yes, briefly describe the past development, timeline and any past environmental review.

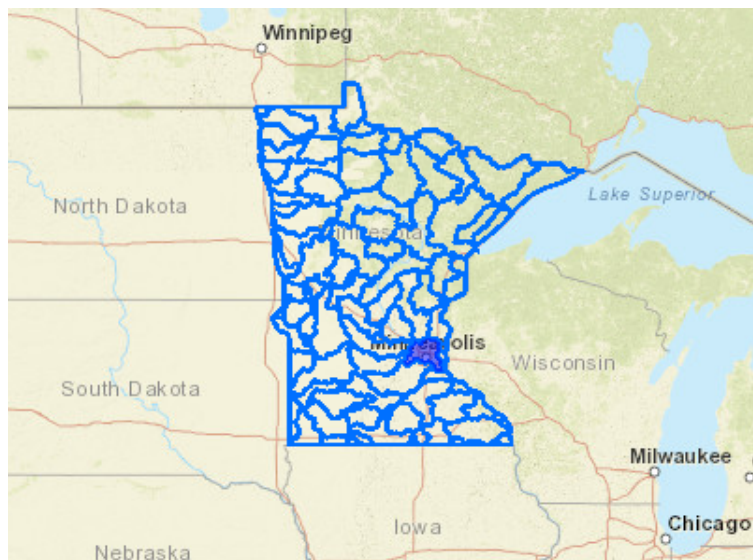
Not applicable

7. Climate Adaptation and Resilience:

a. Describe the climate trends in the general location of the project (see guidance: Climate Adaptation and Resilience) and how climate change is anticipated to affect that location during the life of the project.

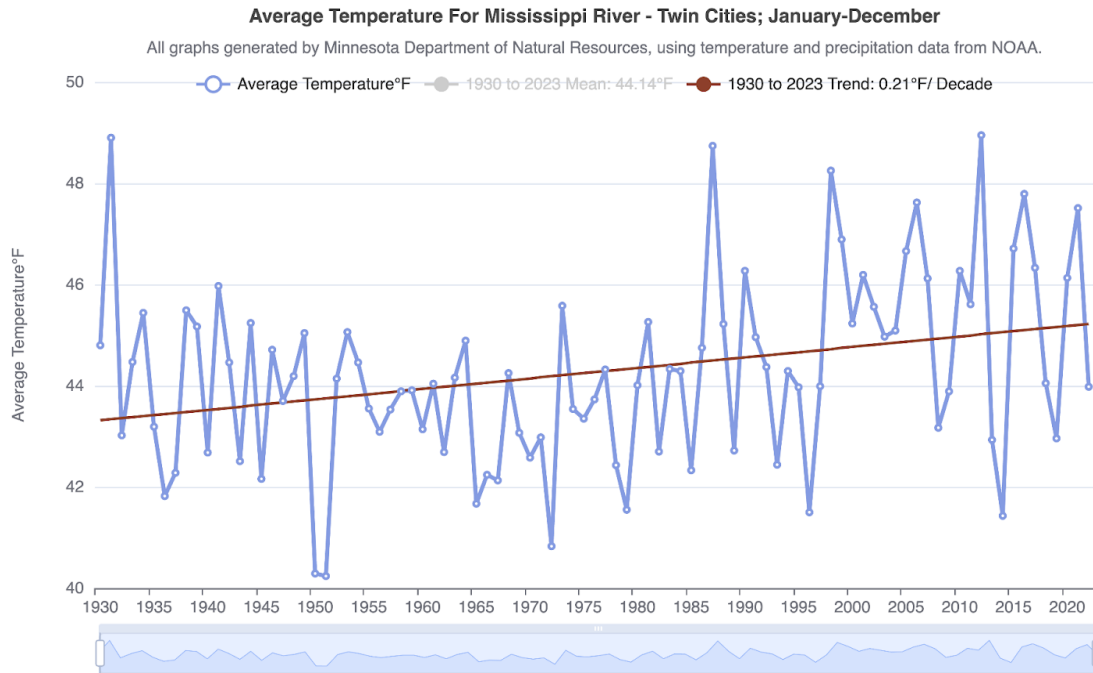
According to the Minnesota Department of Natural Resources, the decades ahead are anticipated to bring warmer winters and nights, as well as greater rainfall and increased summer heat with the potential for longer dry spells. This is on trend with historical data, which has shown an increase in temperature and precipitation in the Mississippi Watershed over the past century.

These climate change trends in the general area of this project will not affect the project location. The Proposed project will incorporate requirements per B3 and SB2030. The project design goals include updating the State Office Building to be more resilient to climate vulnerabilities, including extreme temperature fluctuations and increased precipitation. Additionally, the Department of Administration's Facilities Management Division (FMD) oversees the goal of reducing the environmental and budget impact of utilities in order to make renovations to the State Office Building more sustainable long term.



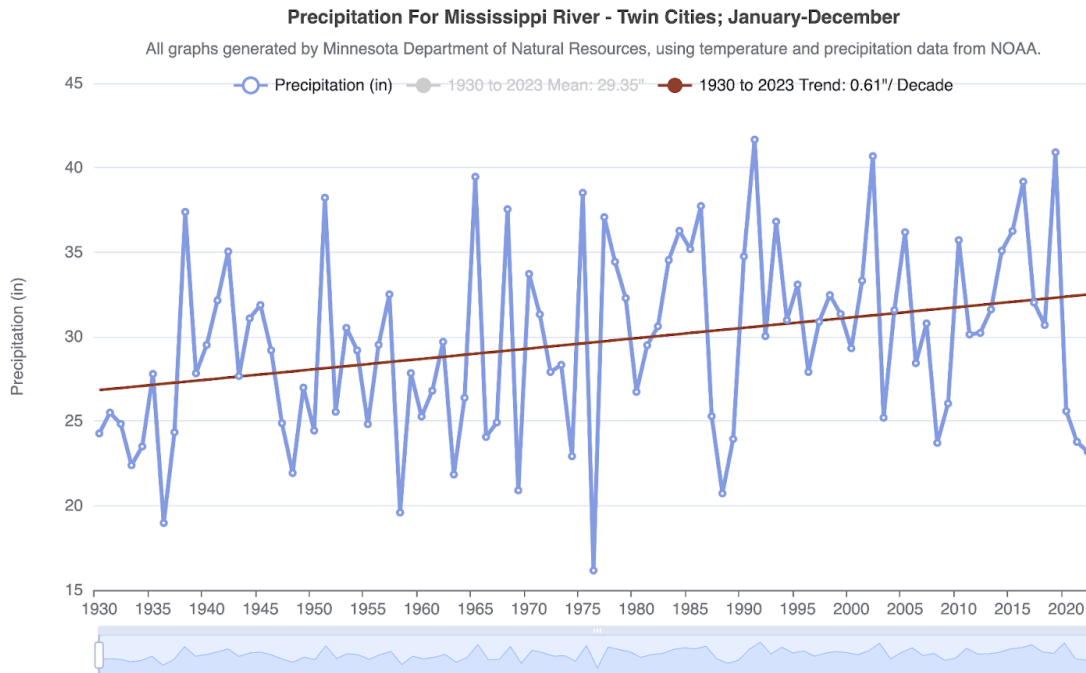
Source: Minnesota Department of Natural Resources

Temperature Trends (1930 - Present)



Source: Minnesota Department of Natural Resources
<https://arcgis.dnr.state.mn.us/ewr/climateexplorer/main/historical>

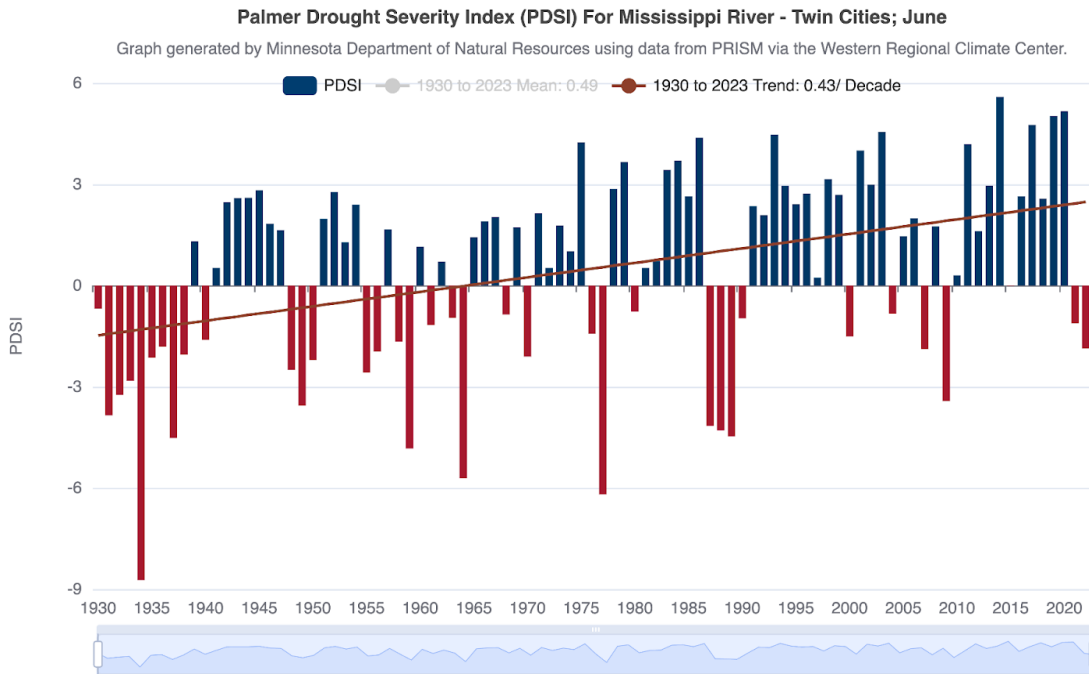
Precipitation Trends (1930 - Present)



Source: Minnesota Department of Natural Resources

Historic Palmer Drought Severity Index (1930 - Present)

The following index combines historic temperature and precipitation data to measure relative soil moisture, indicating a general increase over the past century.



Source: Minnesota Department of Natural Resources

b. For each Resource Category in the table below: Describe how the project’s proposed activities and how the project’s design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.

Resource Category	Climate Considerations	Project Information	Adaptations
Project Design	Aspects of the building architecture/materials choices and site design that may negatively affect urban heat island conditions in the area considering changing climate zones, increasing temperature trends, and potential for extended heat waves.	Climate change risks and vulnerabilities identified include: Increasing temperature & precipitation	Building HVAC and Energy Conservation guidelines are being incorporated into the building. Stormwater controls are being incorporated into the project site. Additional greenspace is being added on the site to replace a current parking lot.
Land Use	Any critical facilities (i.e. facilities necessary for public health and	Climate change risks and	Land use in the project area is being kept as Urban. Some spaces are

	<p>safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) that are proposed in floodplain areas and other areas identified as at risk for localized flooding; describe the risk potential considering changing precipitation and event intensity.</p>	<p>vulnerabilities identified include: Increasing temperature & precipitation</p>	<p>being rezoned from G1 to G2. One goal of this renovation and addition is to update building features to withstand flooding and reduce extreme temperature fluctuations which cause loss of structural integrity as well as produce health and safety concerns for people</p>
Water Resources	Address in item 12		
Contamination/ Hazardous Materials/Wastes	<p>How current Minnesota climate trends and anticipated climate change in the general location of the project may influence the potential environmental effects of generation/use/storage of hazardous waste and materials.</p>	<p>The site does not currently generate or store hazardous waste, upon completion of this project, the location is not expected to generate or store hazardous waste at that time either.</p>	<p>The generation and storage of hazardous materials/waste will be un-changed from the current uses.</p>
Fish, Wildlife, plant communities, and sensitive ecological resources (rare features)	Address in item 14		

8. Cover types: Estimate the acreage of the site with each of the following cover types before and after development.

Cover Types	Before (acres)	After (acres)
Wetlands and shallow lakes (<2 meters deep)	0.0	0.0
Deep lakes (>2 meters deep)	0.0	0.0
Wooded/forest	0.0	0.0
Rivers/streams	0.0	0.0
Brush/Grassland	0.0	0.0
Cropland	0.0	0.0
Livestock rangeland/pastureland	0.0	0.0
Lawn/landscaping	2.21	2.74
Green infrastructure TOTAL (from table below*)	0	TBD
Impervious surface	0.73	0.17
Stormwater Pond (wet sedimentation basin)	0.0	0.0
Other (describe)	0.0	0.0
TOTAL	2.91	2.91

Green Infrastructure*	Before (acreage)	After (acreage)
Constructed infiltration systems (infiltration basins/infiltration trenches/ rainwater gardens/bioretention areas without underdrains/swales with impermeable check dams)	0	Infiltration system design is still in process. 40,000 gallon underground stormwater retention tank and possibility of swales and rain gardens.
Constructed tree trenches and tree boxes	0	0
Constructed wetlands	0.0	0.0
Constructed green roofs	0.0	0.0
Constructed permeable pavements	0.0	0.0
Other (describe)	0.0	0.0
TOTAL*	0.0	To Be Determined

<u>Trees</u>	<u>Percent</u>	<u>Number</u>
Percent tree canopy removed or number of mature trees removed during development	To Be Determined	To Be Determined
Number of new trees planted	To Be Determined	To Be Determined

Exact quantities are yet to be determined. A number of trees and understory plants will be removed to make space for the expansion. Details of additional green infrastructure, including plant quantity and species, will be negotiated in later phases of the project.

9. Permits and approvals required:

List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.

Building permits for the State Office Building Renovation and Addition will be obtained by the contractor. No stormwater, air pollution, or additional environmental permits are required due to the size and scope of the renovation being done.

Unit of Government	Type of Application	Status
City of Saint Paul	Building Permits	To be completed by the contractor
MPCA	Stormwater Permit	To be completed by the contractor

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos. 10-20, or the RGU can address all cumulative potential effects in response to EAW Item No.22. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 21.

10. Land use

a. Describe:

- i. Existing land use of the site as well as areas adjacent to and near the site, including parks and open space, cemeteries, trails, prime or unique farmlands.*

The Existing land use is urban/governmental property. A paved parking lot is located in the northwest quadrant of the site. Additional parking lots and several churches are located to the north and west of the property. State governmental property borders the project area to the east and south. There is a small open space on the site that will be redeveloped as a component of the project.

The physical and visual approach to the campus from the northwest currently happens through the space of Leif Erickson Park, which offers a breadth of views and access to the western steps of the Capitol and the Mall. The proposed SOB addition extends north into the open space of Leif Erickson Park, reducing openness and changing the nature of the Capitol approach and visitor experience from west and northwest. The change in approach is less visible from a distance but is clearer in proximity. Views of the Capitol Building from near and far are part of the urbanism, pride and identity of the City that the CAAPB has long been tasked to protect. The Comp Plan affirms the importance of these views.

ii. Plans. Describe planned land use as identified in a comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.

The State Office Building renovation and addition project was submitted to the Capitol Area Planning and Architectural Board for review in relationship to the 2040 Comprehensive Plan for the Minnesota State Capitol Area.

As part of the CAAPB review, a number of additional projects in the Capitol Area that were being contemplated by the 2023 legislature were considered as part of the context for State Office Building Renovation and Addition project, as follows:

- Creation of two new open spaces on the northeast and southwest corners of Rice Street and University Avenue
- Redesign and reconstruction of Rice Street between Pennsylvania and I-94
- Creation of a Capitol Area Community Vitality Fund for community and economic development, to be spent on activities recommended by a Capitol Area Community Vitality Task Force and approved by the CAAPB.
- Update of the Capitol Mall Design Framework plan that guides all changes and improvements to the Minnesota State Capitol Mall and campus, such as landscaping, walkways, lighting, benches, location of memorials and commemorative works, wayfinding and interpretive signage, irrigation, public rights-of-way, and the overall visitor experience.

For the comprehensive plan compliance, the five projects are being evaluated together as a whole because they are intended as a package of synergistic activities, with each one complementing the others and enhancing their net positive impact in the Capitol Rice district.

On this basis, the CAAPB found that the State Office Building renovation and addition project was in substantial compliance with the 2040 Comprehensive Plan for the Minnesota Capitol Area.

iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.

Projects authorized under Minnesota Statutes section 16B.2406 are not subject to the requirements of Minnesota Statutes, chapter 15B of the Comprehensive Plan for the Minnesota State Capitol Area.

iv. If any critical facilities (i.e. facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.

Critical facilities will not be substantially affected by the changes to the land use modifications of this site.

- b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.**

The Project site is located in the Capitol complex and land use is consistent with other buildings located on the complex.

- c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 10b above and any risk potential.**

For the comprehensive plan compliance, the five projects noted above are being evaluated together as a whole because they are intended as a package of synergistic activities, with each one complementing the others and enhancing their net positive impact in the Capitol Rice district.

11. Geology, soils, and topography/land forms

- a. Geology - Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.*

The Geological features of this project location are consistent with the features of the Minneapolis/St. Paul metropolitan area.

The project area (and the majority of Minnesota) lies in the Western Lake Section of the Central Lowland Physiographic Province. The Central Lowlands make up the largest physiographic province in the United States and cover the region from western New York to North Dakota to Texas. The Central Lowlands are characterized by elevations below 2,000 ft above mean sea level (amsl), are generally flat, and in this region, include geomorphic remnants of glaciation (National Park Service, 2015).

The surficial aquifer in the vicinity of the project area occurs within the Quaternary deposits and is not uniform in thickness and may or may not be connected to bedrock aquifers. According to a review of well logs from shallow wells located along the project area (mostly monitoring wells), surficial groundwater typically occurs around 15-20 ft below ground surface (bgs) near the north end, and generally increases in depth to the south. However, areas of shallow groundwater depths (less than 10 ft bgs) have been reported near Broadway Avenue and 46th Street. The overall groundwater flow direction in the surficial aquifer is east to southeast, toward the Mississippi River (Kanivetsky 1989).

- b. Soils and topography - Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes, highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures.*

Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 12.b.ii.

The United States Department of Agriculture defines twelve major soil texture classifications (sand, loamy sand, sandy loam, loam, silt loam, silt, sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay, and clay). Soil textures are classified by the fractions of sand, silt, and clay in a soil. Classifications are typically named for the primary constituent particle size or a combination of the most abundant particles sizes (e.g. sandy clay, silty clay). Loams are soils having roughly equal proportions of sand, silt, and/or clay in a soil sample. (https://stormwater.pca.state.mn.us/index.php?title=Soil_classification#:~:text=The%20United%20States%20Department%20of,silty%20clay%2C%20and%20clay)

The St. Paul series generally consists of deep, well drained, moderately slowly permeable soils formed in silty alluvium of Pleistocene age over residuum of weathered siltstone/sandstone of Permian age.

The soils in this area will not be changed as a result of this project.

NOTE: For silica sand projects, the EAW must include a hydrogeologic investigation assessing the potential groundwater and surface water effects and geologic conditions that could create an increased risk of potentially significant effects on groundwater and surface water. Descriptions of water resources and potential effects from the project in EAW Item 12 must be consistent with the geology, soils and topography/land forms and potential effects described in EAW Item 11.

This is not a Silica sand project.

12. Water resources

a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.

i. Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, shoreland classification and floodway/floodplain, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include the presence of aquatic invasive species and the water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

Surface water will not be significantly affected by this project. There are no lakes, streams, wetlands, intermittent channels, and county/judicial ditches within close proximity to the project and thus, surface water impacts will be considered to be de minimus. Stormwater controls will be included in the construction of this project and will be designed to meet MN State Stormwater management requirements.

ii. Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells, including unique

numbers and well logs if available. If there are no wells known on-site or nearby, explain the methodology used to determine this.

From the Geotechnical Report prepared by AET for this Project (Report Date: April 13, 2023) it was discerned that multiple soil borings were observed for the presence of groundwater during drilling and upon reaching the planned termination depths. Groundwater was observed only at 5 locations (B-05, B-07, B-16, B-22, and B-25); groundwater was not observed at the other 21 borings drilled at the site. Excluding boring B-22, groundwater was observed at depths between 23.0 feet and 29.1 feet. However, groundwater was first measured at a depth of 3.0 feet in boring B-22. It was AET's opinion that the groundwater observed in boring B-22 was likely a perched condition, possibly on a clayey layer between the sample intervals. Once this slow-draining layer was penetrated into the borehole, the groundwater level was measured at a depth of 26.0 feet.

Groundwater generally stabilizes relatively quickly within the fast-draining sandy soils encountered throughout much of the site. Therefore, it is our opinion the measured groundwater depths are indicative of the hydrostatic groundwater depths at the time of our exploration, except at boring B-22 as discussed above. Groundwater levels can fluctuate due to varying seasonal and annual rainfall and snow melt amounts, as well as other factors.

Other than the presumed perched groundwater condition encountered in boring B-22, groundwater was observed at depths of as shallow as 23.0 feet below grade. Therefore, the project team does not expect groundwater to be encountered within the required excavations. If groundwater is encountered within the excavation, it should be removed. Based on the relatively high permeability characteristics of the alluvial sands, a normal sump pumping procedure may not be sufficient. Instead, well points may be needed. Dewatering means and methods will be the responsibility of the contractor.

CONCLUSION: Surface and groundwater effects from this project will be considered to be de minimus.

- b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.**
- i. Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.***

- 1. If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.*

Wastewater at the site will remain similar to the conditions and requirements prior to this renovation project. Capacity modifications will be made via discharge permit if such modifications are deemed necessary.

- 2. If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and the suitability of site conditions for*

such a system. If septic systems are part of the project, describe the availability of septage disposal options within the region to handle the ongoing amounts generated as a result of the project. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity, and amount with this discussion.

SSTS Systems are not utilized at this site.

3. *If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects.*

Wastewater is not discharged to surface water at this location.

Conclusion - Wastewater will not be substantially affected by this project.

- ii. *Stormwater - Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post construction including how the project will affect runoff volume, discharge rate and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.*

A Stormwater permit will be required for construction areas with soil disturbances greater than 1 acre. This project will have disturbances greater than 1 acre and the contractor will be required to implement a SWPPP (Stormwater Pollution Prevention Plan) as well as obtain the needed stormwater permit for construction activities.

- iii. *Water appropriation - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or*

required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.

Dewatering activities are not expected to be needed during project construction as work is expected to occur above the level of groundwater that was found at the site during the geotechnical investigation completed for the work.

iv. Surface Waters

1. *Wetlands - Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.*

Wetlands will not be affected by this project.

2. *Other surface waters- Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.*

The Site does not contain surface waters.

13. Contamination/Hazardous Materials/Wastes:

- a. *Pre-project site conditions - Describe existing contamination or potential environmental hazards on or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse*

effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.

A Phase I Environmental Site Assessment (ESA) was performed and submitted in May of 2023 for the property on which the State Office Building expansion will occur. This assessment reviewed historic land use data to indicate potential sources of environmental concern that may occur during construction. The report notes that prior to the construction of the State Office Building in 1932, the area in proximity to the Subject Property had been developed for commercial use including laundries, dry cleaners, printers, underground storage tanks, and auto repair and filling stations. These commercial uses likely involved the storage of hazardous substances or petroleum products that potentially contaminated the ground with hazardous materials. Additionally, the Phase I ESA reported a concern regarding the presence of fill material of an unknown origin based upon the urban setting and prior buildings, as well as soil borings from adjoining properties that have been impacted by low level diesel range organic (DRO) and polynuclear aromatic hydrocarbon (PAH) contamination. One underground storage tank (UST) registered to the subject property has since been removed.

The Phase I ESA revealed no evidence of Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs), or de minimis environmental conditions in conjunction with the Subject Property. The Phase I recommended additional investigation for these items and the project team is currently securing the supplemental investigation work as recommended by the Phase I ESA.

A Phase II Environmental Site Assessment will be performed prior to construction starting. A construction contingency plan and response action plan will be developed and implemented if, in consultation with the Minnesota Pollution Control Agency Brownfield program, determined necessary based on the results of the phase II environmental site assessment.

b. Project related generation/storage of solid wastes - Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.

All waste generation will have recycling goals per **MN Statute 16B.327 - Recycling Construction and Demolition Waste From State Buildings**. For projects funded by bond proceeds of \$5 million or more, and when the B3 guidelines are not applicable to the project, specify the construction, renovation, or demolition contractors shall divert from deposit in a landfill and recycle at least 50% of the nonhazardous construction and demolition waste, measured by tonnage or volume, produced by the project or demonstrate that the waste was delivered to construction and demolition waste recycling facility that maintains a 50% annual recycling rate. This applies to projects located within 40 miles of a waste recycling facility that meets the requirement and can process the building materials.

Winning contractors will be expected to recycle construction and demolition waste as appropriate to meet the requirements of MN Statute 16B.327.

c. Project related use/storage of hazardous materials - Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any new above or below ground tanks to store petroleum or other materials. Indicate the number, location, size and age of existing tanks on the property that the project will use. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.

The contractor is expected to follow the hazmat design established by a third-party professional. The project owner (Department of Administration) is not planning on generating any hazardous materials with this project. As such, Hazardous materials storage requirements are not applicable for this project.

d. Project-related generation/storage of hazardous wastes - Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling.

The contractor is expected to follow the hazmat design established by a third-party professional. The project owner (Department of Administration) is not planning on generating any hazardous waste with this project. As such, hazardous materials reduction techniques are not applicable for this project.

14. Fish, wildlife, plant communities, and sensitive ecological resources (rare features)

a. Describe fish and wildlife resources as well as habitats and vegetation on or near the site.

There are no significant fish and wildlife resources or habitats in the current or proposed project for the site. The site does not provide a significant source of vegetation currently nor will the modifications allow for such a significant ecological resource in the future.

The site contains several deciduous and coniferous trees. Some of the trees were planted when the original building was constructed in 1932, making them almost 100 years old. The age and species of these trees mean that they are potential habitat to multiple species of birds and insects common to disturbed/urban areas. The turf grass under the trees does not provide significant resources or habitat to wildlife.

b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (LA-_) and/or correspondence number (MCE_) from which the data were obtained and attached the Natural Heritage Review letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.

There are rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources nearby the site. However, the site does not provide a significant source of vegetation currently nor will the modifications allow for such a significant ecological resource in the future.¹

c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project including how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.

Most, if not all, of the existing older trees in the proposed project area will be cut down, eliminating habitat for the species that might depend on specifically older trees. The plan for the site includes planting new trees of mostly the same species. These trees will be younger, fewer, and less biodiverse than what currently exists, so the current type of habitat will not be replaced. Some of the carbon-sequestering ability of the site will be replaced with the green space to be added where the current Rice Street parking lot is located. This will mitigate effects of reduced carbon sequestering and increased impervious surfaces from the building addition. No rare species exist on or in close proximity to the site.

During construction, there is a high potential for invasive species to spread through equipment and tools and to establish in any bare, disturbed soil. If allowed to go to seed, these invasive species will be able to spread to other areas that might be vulnerable to invasive species.

d. Identify measures that will be taken to avoid, minimize, or mitigate the adverse effects to fish, wildlife, plant communities, ecosystems, and sensitive ecological resources.

To minimize invasive species introduction, establishment, and spread, ground cover should be placed whenever possible and as soon as possible during and after construction. Cleaning vehicles and tools will also slow the spread of invasive species. Installing native and desired plant species by planting or seeding as soon as possible in the proposed green spaces on site will also provide some habitat for the existing wildlife on the site, as well as create competition for invasive species.

This project does not expect to cause adverse effects to fish, wildlife, plant communities, ecosystems, and sensitive ecological resources, and thus no such measures are currently planned.

15. Historic properties

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State

¹ <https://www.dnr.state.mn.us/nhnrp/natural-heritage-review.html>

Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

The Archeological/SHPO documents will be forthcoming. The Department of Administration is expecting the Archeological report in the Summer of 2023.

Based on the findings in the 2022 ***Historic Context Report for the Minnesota Capitol Planning & Context Development Project, Saint Paul, Ramsey County, Minnesota and in accordance with the recommendations of the State Historic Preservation Office and State Archaeologist***, the Department of Administration is proceeding with contracting for completion of a Phase I archaeological survey for Leif Erikson Park.

According to Minnesota State Statute 138.665, “the state department or agency shall consult with the State Historic Preservation Office pursuant to the society’s established procedures to determine appropriate treatments and to seek ways to avoid and mitigate any adverse effects on designated or listed properties.” The designated or listed properties in the vicinity of the current project are the Minnesota State Capitol building and the Minnesota Historical Society Building (now known as the Judicial Center). The State Capitol campus and the State Office Building have been deemed by previous studies to be eligible for the National Register of Historic Places, but neither is listed in Section 138 nor the National Register of Historic Places.

Accordingly, the project team initiated consultation with the State Historic Preservation Office for the State Office Building Upgrade. Based on initial feedback, concerns have been expressed that the project may adversely impact the viewsheds of the State Capitol Building. The State Office Building Upgrade project was initiated and has been determined to be necessary to address health, life-safety, security, accessibility and functional requirements and therefore the undertaking is necessary. In order to mitigate potential impact, the project team has proposed to the State Historic Preservation Office to complete a Historic Property Record consistent with appropriate archival standards to document the current viewsheds that the State Office Building addition will impact, specifically the views from the Capitol Mall and the views from the west, along Rice Street, Aurora Avenue, and University Avenue. This Historic Property Record will be supplied to the State Historic Preservation Office.

16. Visual

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

The project will be below the 944’ restriction on the Capitol Complex. Tree heights are current trees. Replacement trees have yet to be determined but will be on average 10-12’ at time of planting. CAAPB and FMD will advise on tree selection with the design team. Please see figures 1-9 for schematic renderings of the building. The Department of Administration is currently in Design Development so final floor and site plans are unavailable at this time. The Department of Administration is planning on minimal impact to the green space the plan is to remove the existing parking surface and replace with turf and other garden/flower areas. The Department of Administration is planning on saving and relocating as many trees as possible.

17. Air

a. Stationary source emissions - Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.

The building will be designed to current B3 standards. No air permit is required.
<https://www.b3mn.org/guidelines/>

b. Vehicle emissions - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.

Vehicle emission levels are not expected to be significantly modified due to the proposed project and proposed site modifications

c. Dust and odors - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 17a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.

Per the project owner's design guidelines, dust and noise control plans are required from the contractor. The project will also have a third-party air monitoring service on contract for the project duration.

The building renovation design will incorporate an air intake system through the roof rather than the ground, thereby avoiding intake at vehicle level. This design element will improve air quality in the building.

18. Greenhouse Gas (GHG) Emissions/Carbon Footprint

a. GHG Quantification: For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.

The proposed building is designed Per MN B3 requirements (<https://www.b3mn.org/guidelines/>) which accounts for GHG emissions and carbon footprint requirements.

Emission sources and associated calculations are available in multiple locations within the project design documents. Such final calculations were not available for review during the creation of this version of the EAW.

Greenhouse Gas Emissions

Scope	Source of Emission	Utility Consumption	Utility Consumption Units	Utility Consumption Source	GHG Emission Rate	GHG Emission Rate Units	GHG Emission Rate Source	GHG Emissions (tons/year)
1	Natural Gas Burned on Site	0	therms/yr	Assumption	11.71	lbs CO2e/therm	EPA Energy Star Portfolio Manager Technical Resource 2022	0
1	Diesel Fuel Burned on Site	1,000	Gallons/yr	Assumption	22.4	lbs CO2e/gallon	EPA Energy Star Portfolio Manager Technical Resource 2022	11
2	Electricity Consumed on Site	3,500,000	kWh/yr	Schematic Phase SB2030 EST Energy Model	655	lbs CO2e/MWh	Xcel Energy Upper Midwest 2021 Mix (latest available)	1,146
2	District Chilled Water Consumed on Site	950,000	ton-hours/yr	Schematic Phase SB2030 EST Energy Model	1.394	lbs CO2e/Ton-hour	EPA Energy Star Portfolio Manager Technical Resource 2022	662
2	District Heating Water Consumed on Site	4,860	million Btus/yr	Schematic Phase SB2030 EST Energy Model	146.385	lbs CO2e/million Btus	EPA Energy Star Portfolio Manager Technical Resource 2022	356
2	Greenpower or RECS Purchase	4,000,000	kWh/yr	Schematic Phase SB2030 EST Energy Model	655	lbs CO2e/MWh	Xcel Energy Upper Midwest 2021 Mix (latest available)	-1,310
1	Total							11
2	Total							854
1 + 2	Grand Total							865

Assumptions when calculating values: Operating utilities carbon footprint of 515,000 gross square feet of building; No accounting of embodied carbon in materials; No construction phase considerations; Sources of carbon emissions as noted.

b. GHG Assessment

- i. Describe any mitigation considered to reduce the project’s GHG emissions*
- ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project’s GHG emissions. Explain why the selected mitigation was preferred.*
- iii. Quantify the proposed project's predicted net lifetime GHG emissions (total tons/#of years) and how those predicted emissions may affect the achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.*

The Department of Administration’s Facilities Management Division (FMD) oversees 23 buildings totaling 4.7 million square feet, including the State Office Building. Reducing the environmental and budget impact of utilities for the Capitol Complex has been a long-term goal.

FMD has completed approximately 70 sustainability projects over the past 15 years to reduce carbon. In addition to the initiatives mentioned above:

- FMD receives 20.6% of its energy from renewable energy sources

- 19.8% through the Xcel Renewable Connect Program (a mix of 75% wind and 25% solar through the electric grid)
- 0.8% from Capitol Complex Solar Arrays
- All the energy generated for the chilled water the Capitol Complex receives from District Energy comes from carbon-neutral sources
- Roughly half of the energy generated for the hot water the Capitol Complex receives from District Energy comes from carbon-neutral sources

All these efforts have helped Admin.:

- Reduce greenhouse gases by 57.6% (53,926 CO₂e)
- Reduce energy consumption by 15.9%

19. Noise

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

Per the Project owner's design guidelines, dust and noise control plans are required from the contractor. The Project owner will also have a third-party air monitoring service on contract for the project duration.

20. Transportation

a. Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.

Post-construction, traffic levels are not expected to be significantly different due to the proposed project and proposed site modifications. The project will be incorporating the following changes to the parking at this location:

- Current parking on Lot D located on the Project site will be transitioned to other parking facilities on the capitol campus
- There will be ADA parking near the building
- The project location is in close proximity to a light rail station to the north, Capitol / Rice Street bus station and a planned bus rapid transit route on Rice Street

b. Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: <http://www.dot.state.mn.us/accessmanagement/resources.html>) or a similar local guidance.

Traffic Congestion is not expected to be substantially affected by this project. Could talk about use of BRT/light rail to lower congestion here.

c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

No traffic studies are required per Ramsey County requirements of this project.

The project is not moving or altering the drive lanes or drive access to the building. Construction traffic will be confined to the fenced work area with all appropriate signage and if needed traffic direction staff on site.

If there will be lane closures the contractor will apply for lane closure permits through the City of St Paul.

21. Cumulative potential effects

(Preparers can leave this item blank if cumulative potential effects are addressed under the applicable EAW Items)

Minimal environmental impacts are anticipated from the State Office Building Renovation and Addition project.

- a. Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.***
- b. Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.***
- c. Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.***

22. Other potential environmental effects

If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

Based on the information provided and reviewed, other potential environmental effects are not expected to be encountered.

- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

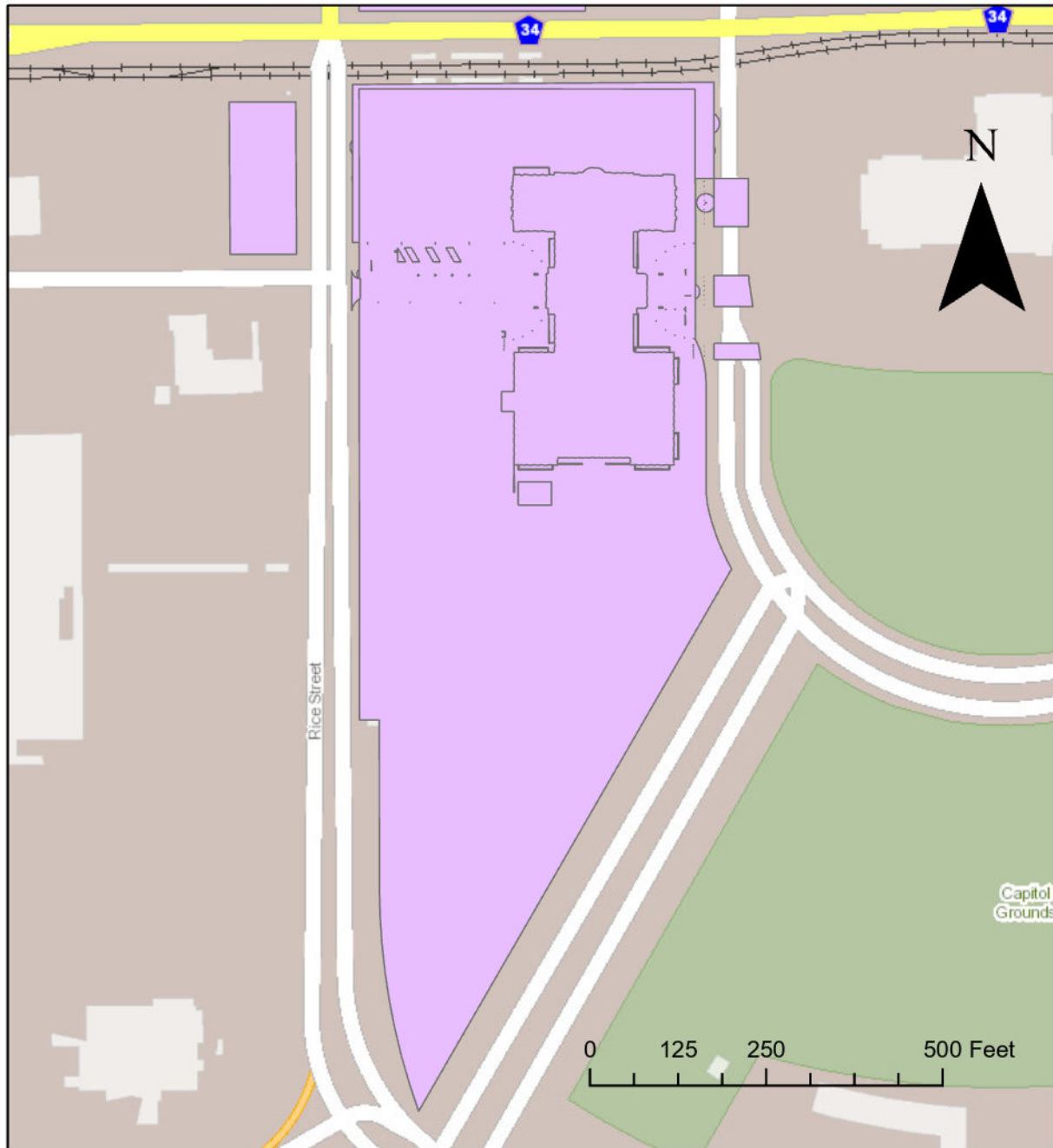
Signature Eric Radel

Date June 20, 2023

Title Construction Operations Manager

Figure 1

Ramsey County Map



Map By: Michelle Binsfeld
Print Date 6.8.2023
Source Provided by ESRI

Legend

 Project Location

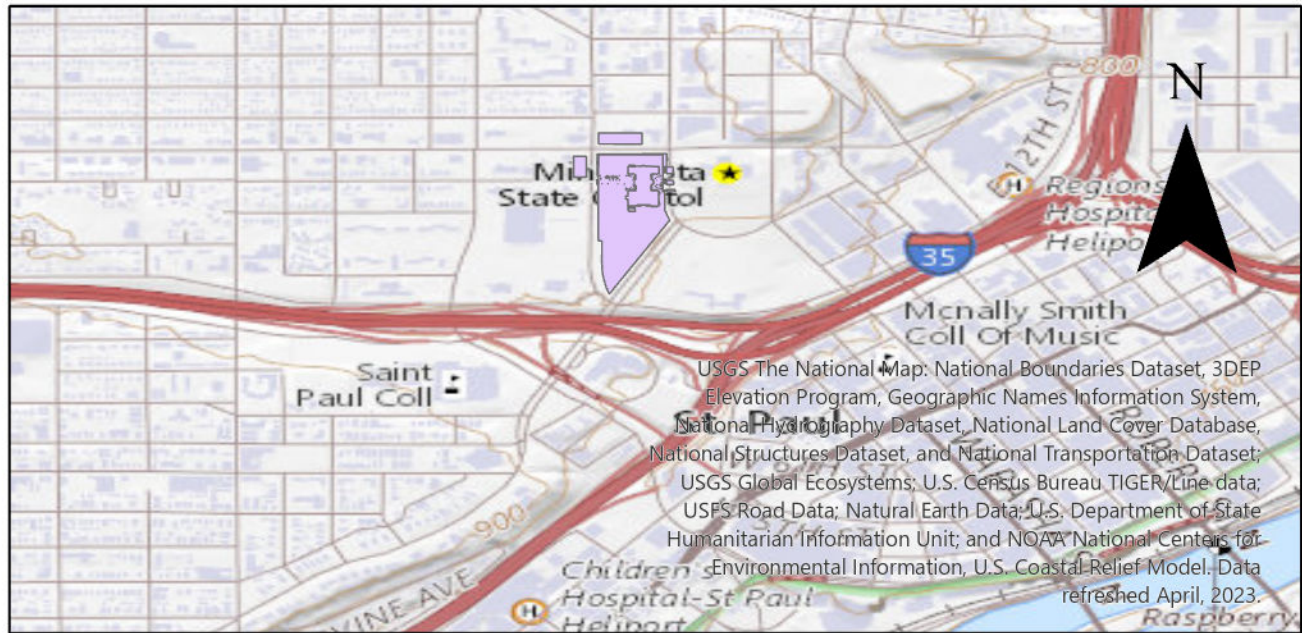


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Figure 2


USGS Map



Map By: Michelle Binsfeld
Print Date 6.8.2023
Source Provided by ESRI

Legend

 Project location

0 500,000 2,000 Feet




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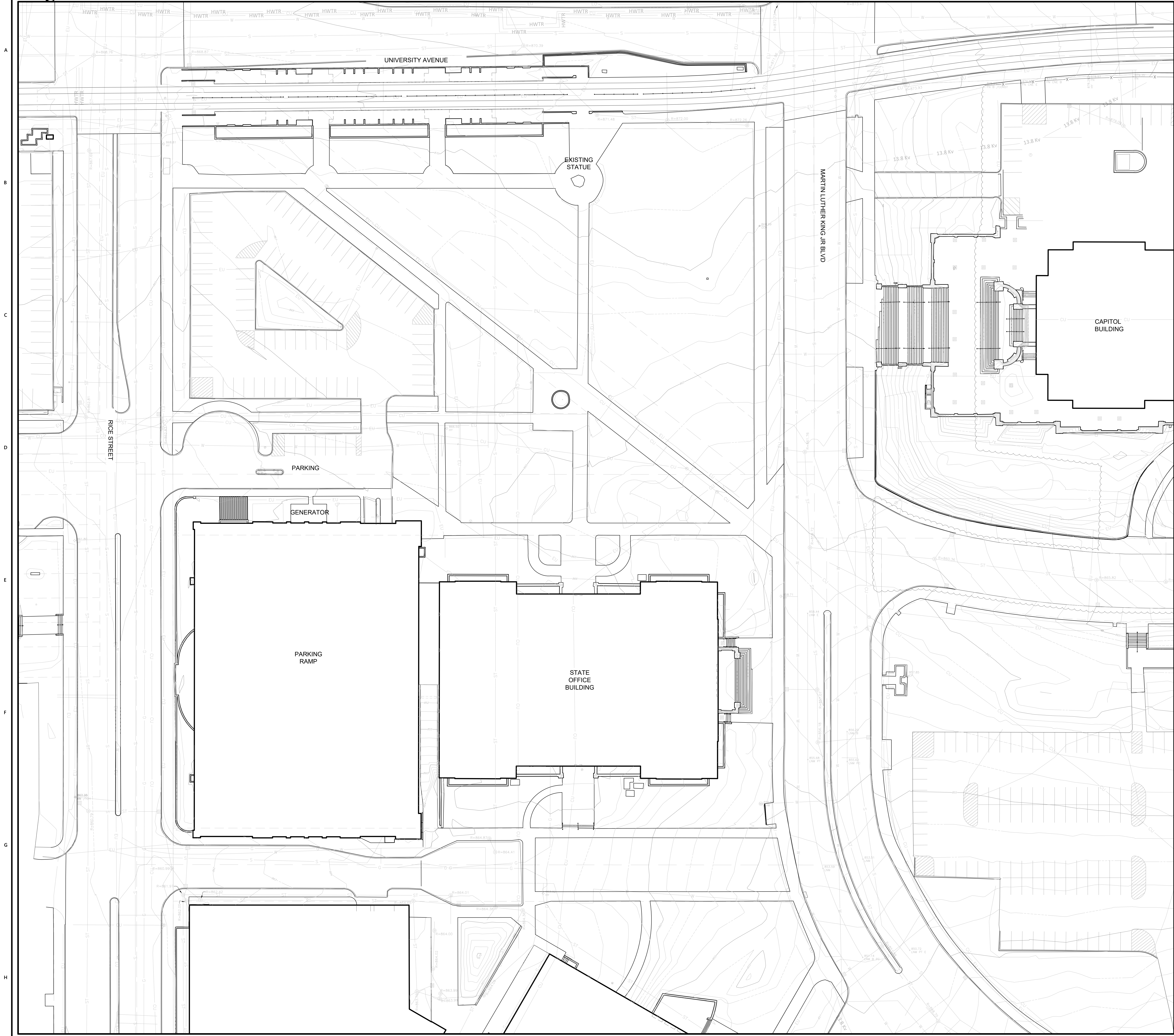
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Figure 3



PROPOSED EXTERIOR VIEW FROM NORTHEAST

Figure 4¹



DESIGN FOR
UPGRADE HEALTH
LIFE-SAFETY AT
STATE OFFICE
BUILDING, CAPITOL
COMPLEX



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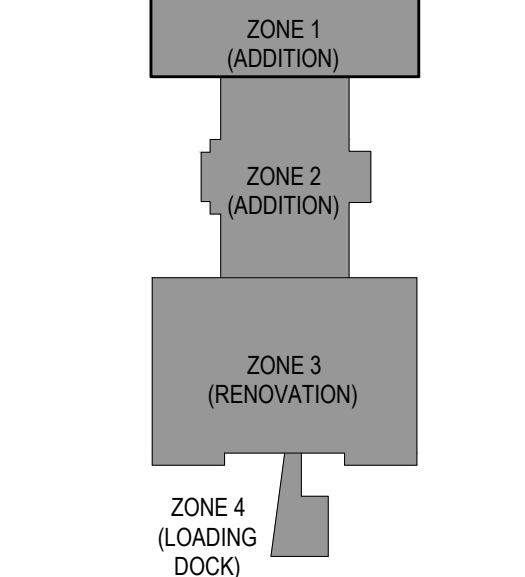
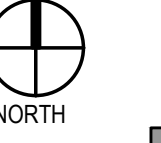
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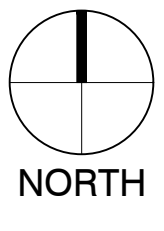
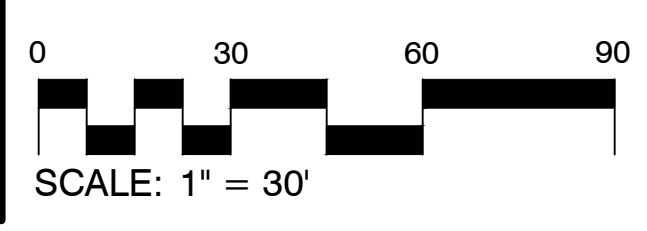


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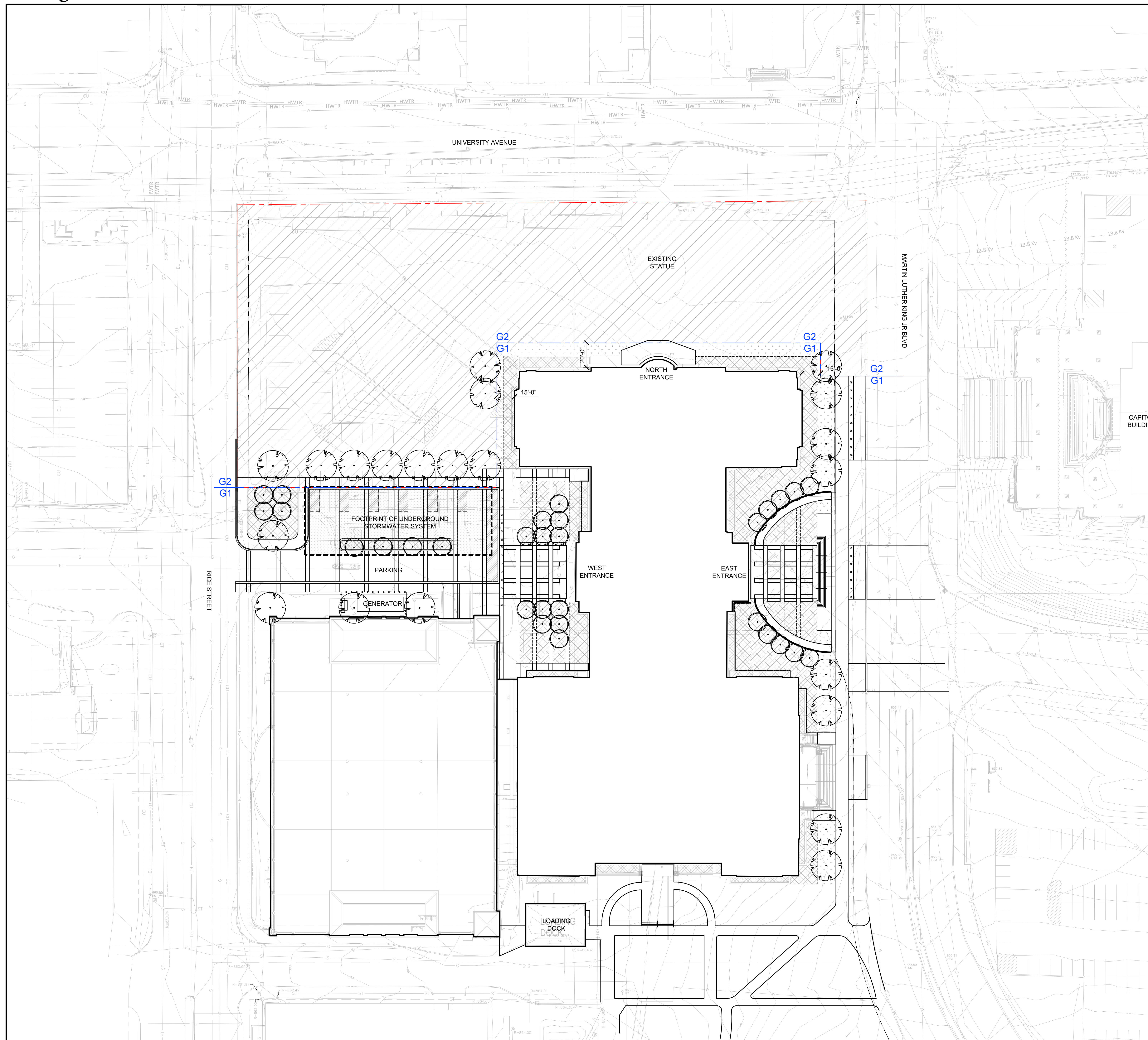
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Figure 5



DESIGN FOR
UPGRADE HEALTH
LIFE-SAFETY AT
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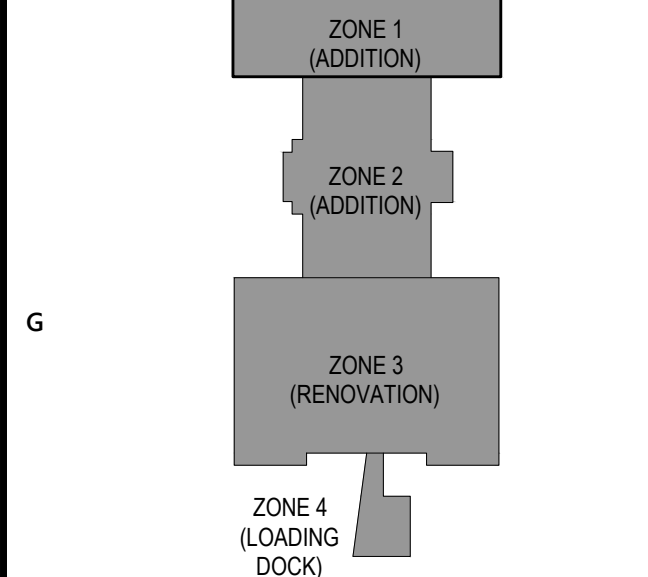
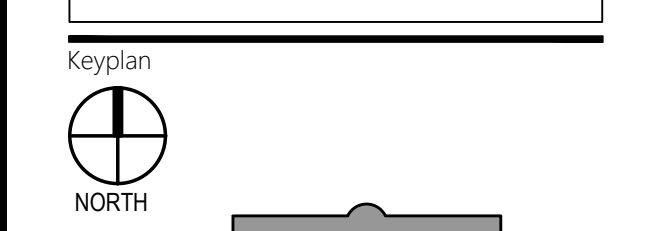
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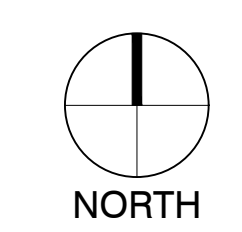
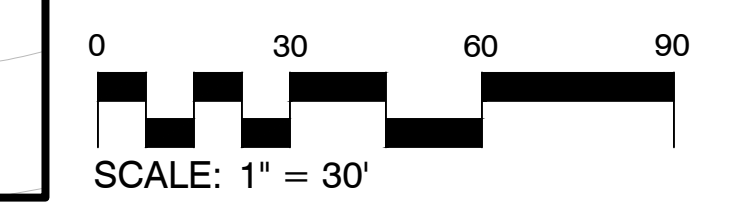


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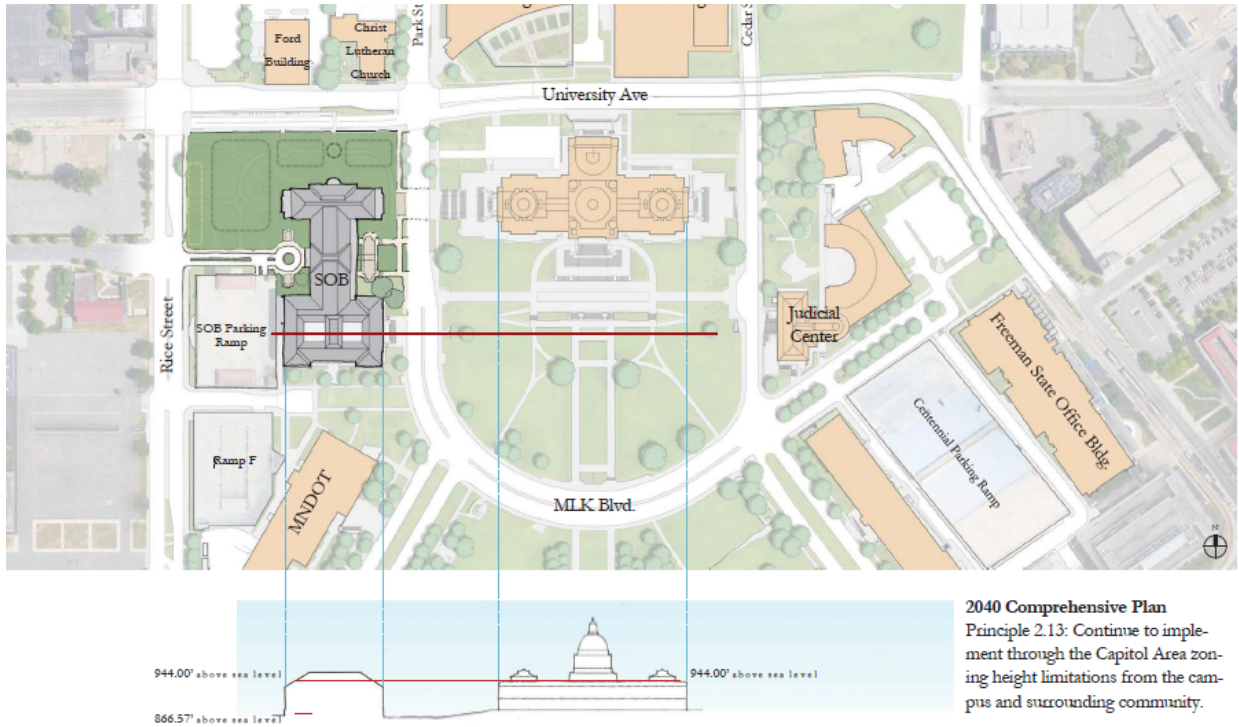
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Figure 6



HEIGHT RELATION TO THE CAPITOL

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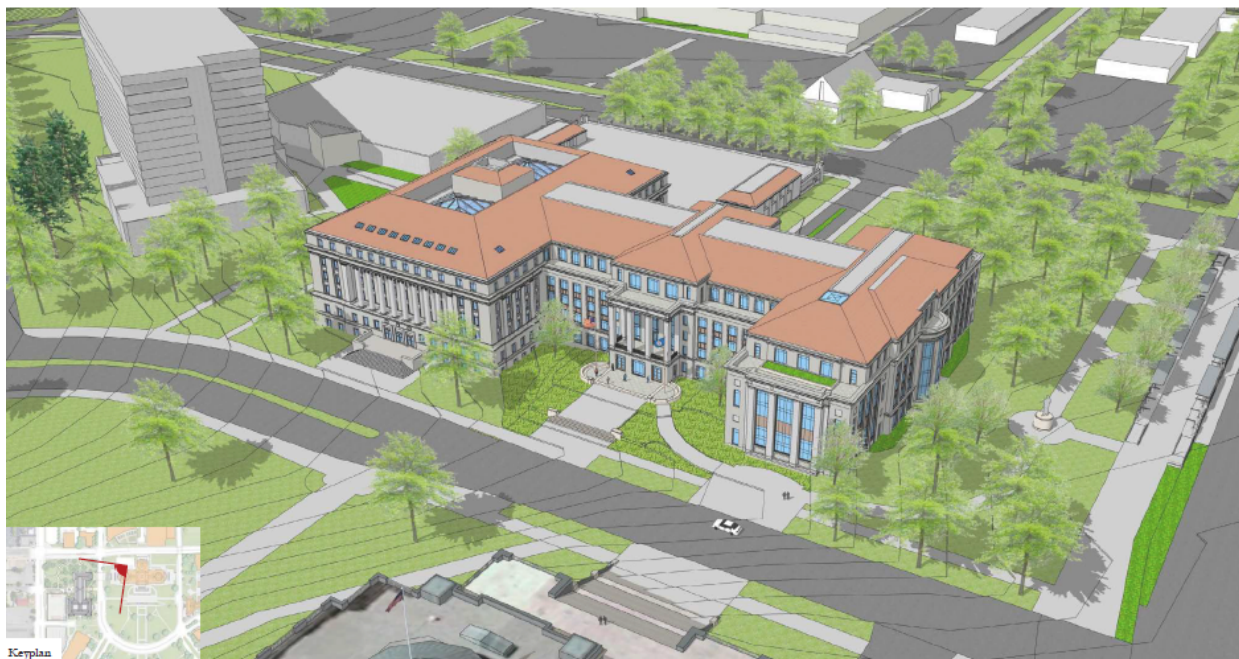
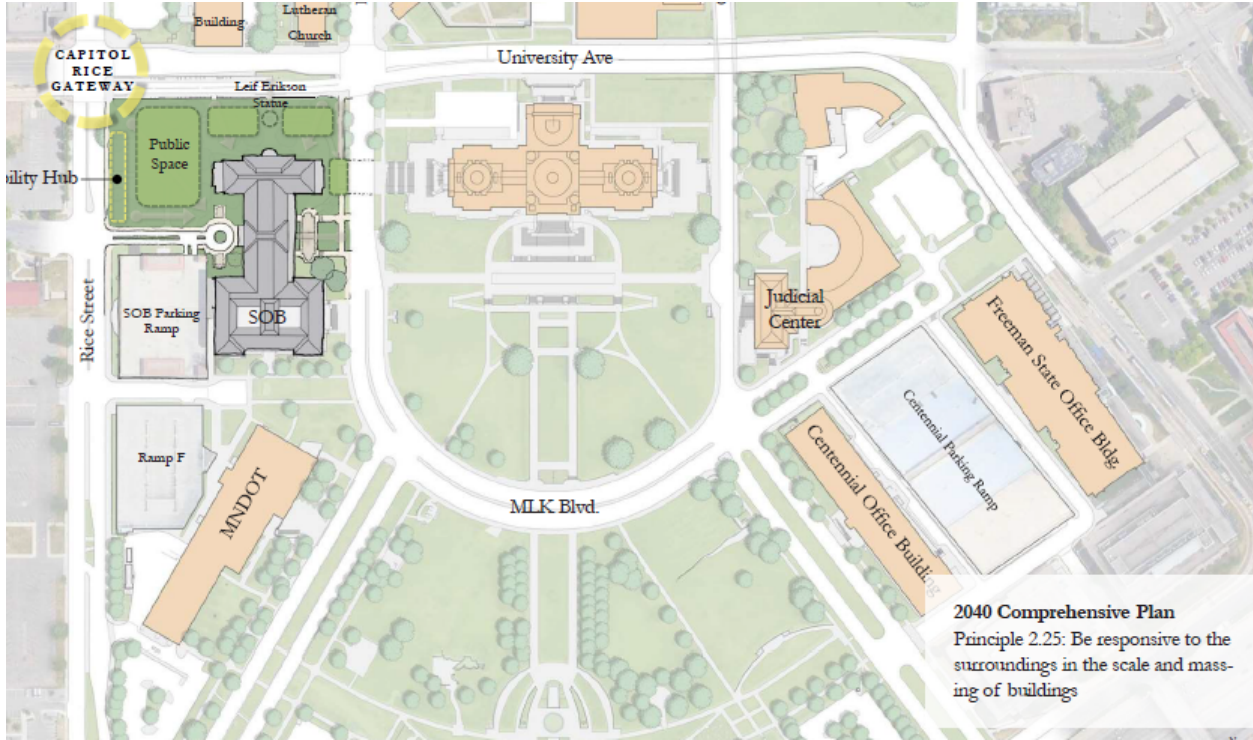


Figure 7



East Elevation



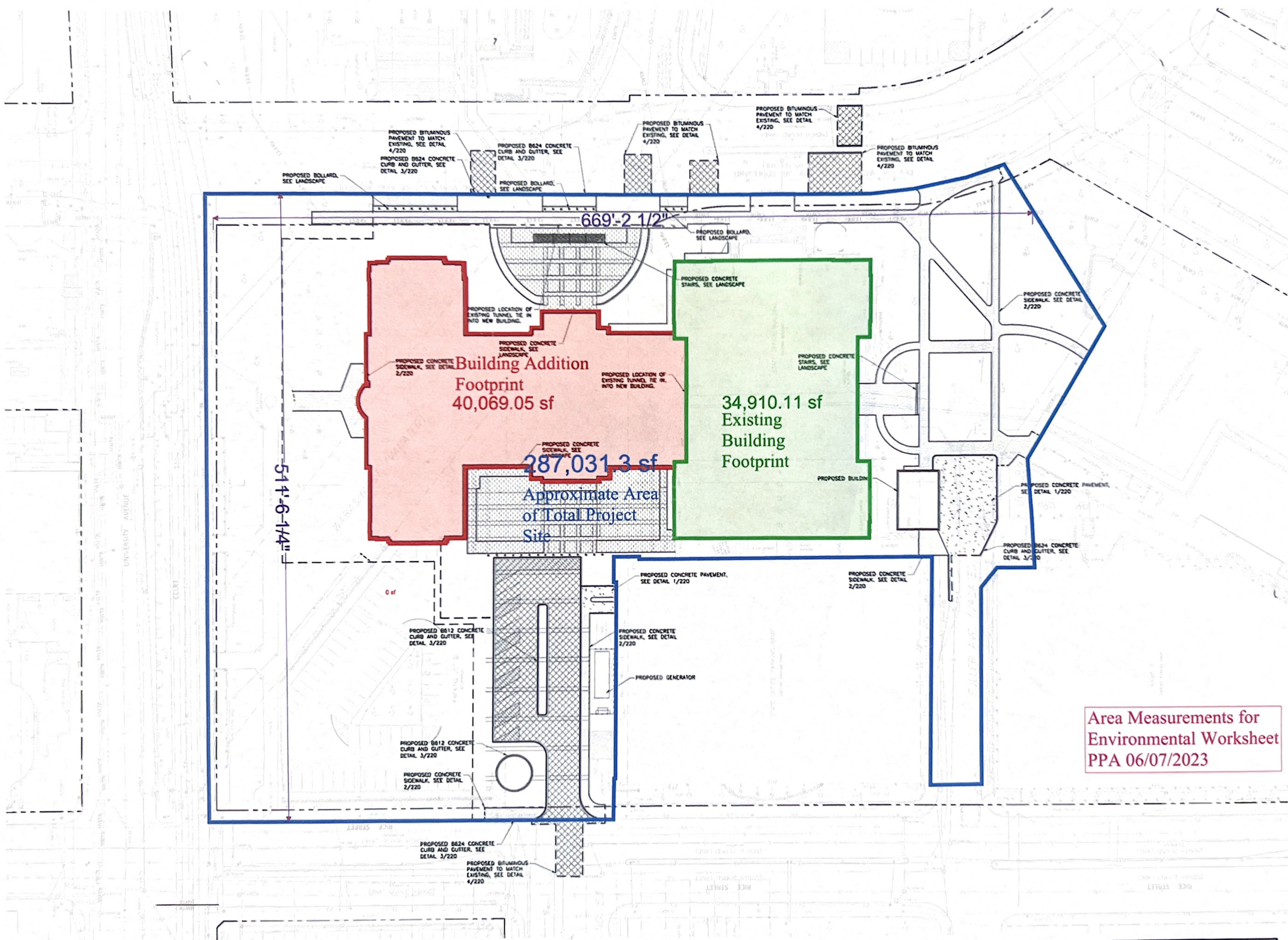
View from Capitol

EXTERIOR CHARACTER

2040 Comprehensive Plan Principle 2 Guidance:

- 2.25: Be responsive to the surroundings in the scale and massing of buildings
- 2.27: Orient entries to public open space and emphasize major pedestrian entrances with ceremonial architecture treatment
- 2.28: Buildings that house governmental agencies with the highest need for public access should be the most prominently placed with distinct entrances for easy access
- 2.33: Promote high quality design and materials with longevity in mind, commensurate with the Capitol Building, for all new buildings and major renovations adjacent to the Capitol
- "Use of high-quality, natural, and low-maintenance building materials (brick, stucco, or stone) contribute to the overall design framework of the Capitol Area" (p. 66)

Figure 8



Area Measurements for
Environmental Worksheet
PPA 06/07/2023

CIVIL FFE 866.50
= ARCH 100'-0"

1 SITE LAYOUT AND PAVING PLAN
215.CP

DESIGN FOR
UPGRADE HEALTH-
LIFE-SAFETY AT
STATE OFFICE
BUILDING, CAPITO
COMPLEX



B|W|B|R

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: RHONDA S. PIERCE

Date: 07/23/23

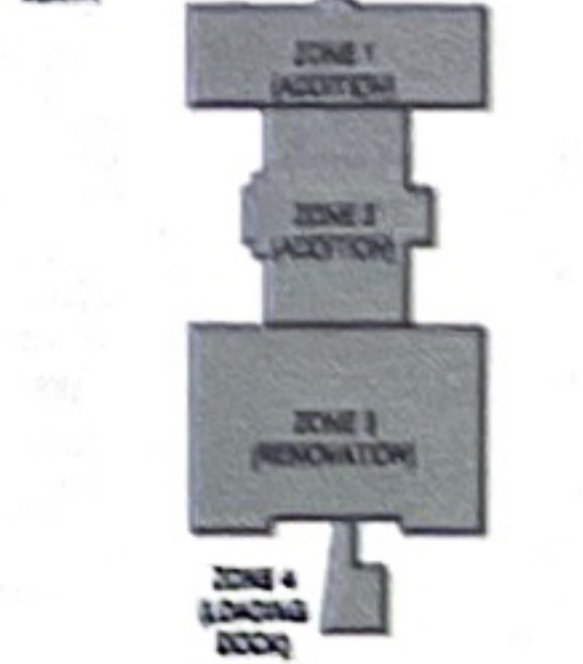
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215 CP 06/07/2023	06/07/2023
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CONSTRUCTION
FOR REFERENCE ONLY**

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The bar above the 7' long on a full size sheet.
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North



3.2022000.00 TELAD

SITE LAYOUT AND
PAVING PLAN

Sheet No.

215.CP

Figure 9

