PMC-EF2a

(2.04.02)

U.S. DEPARTMENT OF ENERGY
EERE PROJECT MANAGEMENT CENTER
NEPA DETERMINATION

RECIPIENT: King County **STATE:** WA

PROJECT TITLE : YWCA Family Village at Issaquah

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
DE-FOA-0000013	DE-EE0000854		EE0

Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Order 451.1A), I have made the following determination:

CX, EA, EIS APPENDIX AND NUMBER:

Description:

B2.1 Modifications of an existing structure to enhance workplace habitability (including, but not limited to: improvements to lighting, radiation shielding, or heating/ventilating/ air conditioning and its instrumentation; and noise reduction).

B2.5 Safety and environmental improvements of a facility, including replacement and upgrade of facility components, that do not result in a significant change in the expected useful life, design capacity, or function of the facility and during which operations may be suspended and then resumed. Improvements may include, but are not limited to: Replacement/upgrade of control valves, in-core monitoring devices, facility air filtration systems, or substation transformers or capacitors; addition of structural bracing to meet earthquake standards and/or sustain high wind loading; and replacement of aboveground or belowground tanks and related piping if there is no evidence of leakage, based on testing that meets performance requirements in 40 CFR part 280, subpart D (40 CFR part 280.40). This includes activities taken under RCRA, subtitle I; 40 CFR part 265, subpart J; 40 CFR part 280, subparts B, C, and D; and other applicable state, Federal and local requirements for underground storage tanks. These actions do not include rebuilding or modifying substantial portions of a facility, such as replacing a reactor vessel.

B5.1 Actions to conserve energy, demonstrate potential energy conservation, and promote energy-efficiency that do not increase the indoor concentrations of potentially harmful substances. These actions may involve financial and technical assistance to individuals (such as builders, owners, consultants, designers), organizations (such as utilities), and state and local governments. Covered actions include, but are not limited to: programmed lowering of thermostat settings, placement of timers on hot water heaters, installation of solar hot water systems, installation of efficient lighting, improvements in generator efficiency and appliance efficiency ratings, development of energy-efficient manufacturing or industrial practices, and small-scale conservation and renewable energy research and development and pilot projects. The actions could involve building renovations or new structures in commercial, residential, agricultural, or industrial sectors. These actions do not include rulemakings, standard-settings, or proposed DOE legislation.

Rational for determination:

King County, Washington proposes to use $750,000.00 of EECBG funds to cover the delta in cost of energy efficient upgrades on homes in the YWCA Family Village at Issaquah, an affordable housing complex. EECBG funds will be used for:

1) Super-insulated walls, taking them from R19 to R32, for a savings of 50% compared to baseline component;
2) Gearless traction elevator, which will provide a 33% energy savings compared to baseline component;
3) 9' clear ceiling heights that allow for transom windows to provide optimum daylighting and cross ventilation;
4) Sunshades to decrease cooling loads in the summer months and allow sun/heat into the space in the winter months and allows use of windows without blinds to maximize daylighting opportunities.

DOE funds will only be used to cover the incremental cost of EE improvements for this project. All work pertaining to the intial construction and establishment of buildings for the YWCA Village has already received a NEPA determination from HUD.

The YWCA Family Village at Issaquah is the affordable housing component of a two city block New Energy Solutions (NES) hub along the Interstate 90 corridor. The overall project will provide super-efficient affordable housing, family services, zero energy market rate homes, grid connected renewable energy generation, exemplary sustainable building standards, a regional transit center, a network of electric vehicle charging stations and a regional clean energy and green building education, marketing and training program.

The hub site is a 9.8 acre urban village. The YWCA portion of the project will provide 146 units of housing affordable to households earning from 30% to 60% of the area median income for King County. The affordable housing project will also include a community center, child care facilities and office space where services will be provided for households that need supportive services.

The NES HUB at Issaquah Highlands is an important demonstration project for King County that will provide a hands-on space for marketing and education related to zero energy homes, smart mobility and electric vehicle usage.

Based on this information, this action is categorically excluded under CX number B 5.1, Actions to Conserve Energy, B 2.1, Modifications to an existing structure to enhance workplace habitability, and B 2.5, Safety and Environmental Improvements of a facility.

NEPA PROVISION

DOE has made a final NEPA determination for this award

Insert the following language in the award:

Note to Specialist :

None Given.

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature: _____ Date: 4/16/2010

NEPA Compliance Officer

FIELD OFFICE MANAGER DETERMINATION

☐ Field Office Manager review required

NCO REQUESTS THE FIELD OFFICE MANAGER REVIEW FOR THE FOLLOWING REASON:

☐ Proposed action fits within a categorical exclusion but involves a high profile or controversial issue that warrants Field Office Manager's attention.

☐ Proposed action falls within an EA or EIS category and therefore requires Field Office Manager's review and determination.

BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :

Field Office Manager's Signature: _____ Date: _____

Field Office Manager