

***Letter***

**VOLUME I**  
**FINAL**  
**ENVIRONMENTAL IMPACT STATEMENT**

for the

**UNIVERSITY of WASHINGTON**

**MASTER PLAN**  
**SEATTLE CAMPUS**

University of Washington  
Capital Projects Office

This Final EIS for the University of Washington's *Master Plan Seattle Campus* has been prepared in compliance with the State Environmental Policy Act of 1971 (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and rules adopted by the University of Washington implementing SEPA (478-324 WAC). Preparation of this EIS has been the responsibility of the University's Capital Projects Office. The Capital Projects Office and the University's SEPA Advisory Committee have determined that this document has been prepared in a responsible manner using appropriate methodology and they have directed the areas of research and analysis that was undertaken in preparation of this EIS. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action. As a Final EIS, it accompanies the *Proposed Action* and will be considered in making the final decisions on the proposal.

**Date of Draft EIS Issuance..... October 16, 2000**  
**Draft EIS Public Hearing ..... November 9, 2000**  
**Date Comments were Due on the Draft EIS ..... January 10, 2001<sup>1</sup>**  
**Date of Final EIS Issuance..... September 10, 2001**

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<sup>1</sup> Comments on the Draft EIS were originally due by November 30, 2000. This deadline, however, was extended to January 10, 2001 for all Draft EIS recipients.

## --PREFACE--

The purpose of this Final Environmental Impact Statement (FEIS) is to identify and evaluate probable significant environmental impacts that could result from the *Proposed Action* and the alternatives and to identify measures to mitigate those impacts. As such, this FEIS is a disclosure document. A Final *Master Plan Seattle Campus*<sup>2</sup> has been prepared concurrent with this FEIS. Both documents should be reviewed together for a comprehensive understanding of all aspects of the project and possible environmental impacts. This FEIS will accompany the *Master Plan* through the review processes associated with this project.

Analysis contained in this FEIS evaluates the direct, indirect and cumulative impacts of the *Proposed Action* and the alternatives, as well as construction-related impacts. Since the *Master Plan* is a conceptual master plan<sup>3</sup>, this FEIS provides programmatic-level environmental impact analysis for potential campus development that is expected to occur on-campus<sup>4</sup> during the lifetime of the *Master Plan*<sup>5</sup>.

This FEIS does not authorize a specific alternative nor does it recommend for or against a particular course of action; it is one of several key documents that will be considered in the decision-making process for this project. A list of expected licenses, permits and approvals is contained in the *Fact Sheet* to this FEIS (page iii). This FEIS will accompany the applications specifically associated with those permit/approval processes and be considered relative to those processes.

The environmental elements that are analyzed in this FEIS were determined as a result of the formal, public EIS scoping process, which occurred November 4, 1999 through December 7, 1999. Comments received were considered by the University of Washington in determining the issues and alternatives to be analyzed in the Draft EIS. Fourteen broad areas of environmental review were evaluated in the DEIS and are also included in this document. These areas of environmental review include: earth, air, water, plants & animals, energy, environmental health, land use, population, housing, light & glare, aesthetics, recreation, historic/cultural, transportation/ circulation/ parking, public services & utilities.

This FEIS consists of two volumes.

- *Volume I* is the FEIS. This volume includes all information and analysis that was contained in the DEIS -- together with modifications that occurred to the DEIS as a result of revisions in the *Master Plan Seattle Campus* since the DEIS was issued and revisions as a result of comments that were received on the DEIS. *Volume I* is organized into three major sections. In addition, *Volume I* also includes five technical appendices associated with the FEIS.
  - *Section I* (starting on page S-1) provides a summary of the *Proposed Action* and each alternative, together with a summary of significant environmental impacts, mitigation measures, and unavoidable adverse impacts.
  - *Section II* (page 1) presents a detailed description of the *Proposed Action* and each of the alternatives.
  - *Section III* (page 51) provides a detailed analysis of probable significant environmental impacts that could result from implementation of the *Proposed Action* and the alternatives. *Section III* also identifies possible mitigation measures and unavoidable adverse impacts.
- *Volume II* contains written comments and public testimony that were received on the DEIS during the DEIS public comment period together with responses to those comments.

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<sup>2</sup> University of Washington, 2001 (Please refer to the *References* section of this FEIS for the complete citation.)

<sup>3</sup> Authorized by the *1998 Agreement Between the City and the University* (UW, 1998a).

<sup>4</sup> Refer to Figure 2 and Figure 3 in *Section II* of this FEIS.

<sup>5</sup> The *Master Plan Seattle Campus* is projected to cover the period from 2002 through 2012.

# FACT SHEET

<b>Name of Proposal</b>	University of Washington -- <i>Master Plan Seattle Campus</i>
<b>Proponent</b>	University of Washington Executive Vice President
<b>Location</b>	The campus of the University is located in Northeast Seattle. The area of the campus is approximately 694 acres <sup>6</sup> . In general, the campus is bounded by N.E. 45 <sup>th</sup> St. on the north; 15 <sup>th</sup> Ave. N.E., Eastlake Ave. N.E. and Interstate 5 on the west; Portage Bay and the Lake Washington Ship Canal on the south; and Union Bay/N.E. 35 <sup>th</sup> St. on the west.
<b>Proposed Action</b>	<p>The <i>Proposed Action</i> is a new <i>Master Plan</i> for the University of Washington's Seattle campus. Consistent with the <i>City – University Agreement</i><sup>7</sup>, the proposed <i>Master Plan</i> includes the following:</p> <ul style="list-style-type: none"><li>■ goals and policies to guide campus conservation and development for the life of the plan, which is expected to be the ten-year period of 2002 – 2012;</li><li>■ proposed activities include construction of approximately 3 million sq.ft.<sup>8</sup> consisting of 60 potentially-developable sites<sup>9</sup>; proposed activities may include demolitions,<sup>10</sup> remodeling, renovations and new construction;</li><li>■ potential addition of new and enhanced open spaces;</li><li>■ modification of the University's Transportation Management Plan (TMP) to provide<ul style="list-style-type: none"><li>- additional opportunities for alternative modes of travel to and from the University;</li><li>- pedestrian, bicycle and vehicular circulation changes;</li><li>- addition of several potential parking garages and elimination of some surface parking areas; the amount of parking would continue to remain at or below 12,300 spaces;</li></ul></li></ul>

<sup>6</sup> The area of the existing campus includes public rights-of-way, properties owned by the University of Washington, and a few properties that are not owned by the University (less than one acre).

<sup>7</sup> UW, 1998a. (Refer to the *References* section of this DEIS for the complete citation.)

<sup>8</sup> Square footage associated with development on the University campus is calculated differently than the methodology that is used by the City of Seattle. *Section V* of the proposed *Master Plan Seattle Campus* (UW, 2001) identifies the methodology that is used to calculate square footage for campus development.

<sup>9</sup> As noted in *Section I* and *II* of this FEIS, while 68 potentially-developable sites are indicated, eight of these sites include development that has been previously authorized under the existing *General Physical Development Plan* (GPD) (UW, 1992).

<sup>10</sup> In order to develop 3 million square feet, approximately 900,000 sq.ft. of existing buildings would be demolished.

- changes with regard to exclusion of visitor and patient trips from vehicle trip limitations; and
  - deletion of the existing cordon count process.
- analysis of potential vacation<sup>11</sup> of portions of 2 streets, 4 alleys, and 3 aerial street vacations; and
  - applicable development standards (e.g., land use designations, height limits, setbacks, etc.).

This FEIS also analyzes the environmental impacts associated with the following four alternatives:

- *No Action;*
- *Decentralization/Open Space;*
- *No Street or Alley Vacations; and*
- *Lifting of Lease Limit.*

**Lead Agency** University of Washington, Capital Projects Office

**Responsible Official** Richard Chapman, Associate Vice President  
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**SEPA Action** Approval of the *Master Plan Seattle Campus* and the associated FEIS by the University of Washington Board of Regents.

**Relevant Background** The following environmental documents are related background

<sup>11</sup> Approval of the *Master Plan Seattle Campus* is not contingent upon approval of the street, alley and aerial vacations that are described in the *Master Plan Seattle Campus*. These vacations may be petitioned during the timeframe of this *Campus Master Plan* and are noted for disclosure purposes only; they are not actions that are imminent or necessary to the *Master Plan Seattle Campus*.

## Documentation

documents that may be reviewed at the Capital Projects Office (please contact Jan Arntz [see phone number, e-mail on pg. ii]):

- *University Community Urban Center Plan*<sup>12</sup> – *Determination of Non-Significance and supporting Environmental Checklist; and*
- *Sound Transit Central Link Light Rail – DEIS, FEIS, FEIS Addendum, SEIS and supporting technical reports.*

The University's *Transportation Technical Report (Appendix E* of this FEIS) also provides relevant background documentation.

## Required Approvals

Preliminary investigation indicates that the following permits and/or approvals could be required. Additional permits/approvals may be identified during the review process associated with specific development projects.

### University of Washington

- **Board of Regents**
  - Approval of the *Final Campus Master Plan* and the associated *FEIS*
  - Adoption of the *Final Campus Master Plan*

### Agencies with Jurisdiction

- **State of Washington**
  - Elevator Permits
- **Regional -- Puget Sound Clean Air Agency**
  - Asbestos Surveys
  - Demolition Permits
- **City of Seattle**
  - City Council
    - Approval of the *Master Plan Seattle Campus*
    - Subsequent Approval<sup>13</sup>, as necessary, of street, alley and aerial vacations (or skybridge authorizations), consistent with the approved *Master Plan Seattle Campus*
    - Possible rezone to revise height limits

#### Seattle Design Commission

- As necessary, for subsequent recommendations concerning potential street, alley and aerial street vacations

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<sup>12</sup> Seattle, 1998a.

<sup>13</sup> Approval of the *Master Plan Seattle Campus* is not contingent upon approval of the street, alley and aerial vacations that are described in the *Master Plan*. These vacations may be petitioned during the timeframe of this *Master Plan*; they are not actions that are imminent or necessary to the *Master Plan Seattle Campus*.

Department of Design, Construction & Land Use

- permits/approvals associated with subsequent *potential* development, consistent with the approved *Final Campus Master Plan*, including:
  - Master Use Permits
  - Demolition Permits
  - Building Permits/Grading Permits/Shoring Permits
  - Mechanical Permits
  - Electrical Permits
  - Occupancy Permits
  - Comprehensive Drainage Control Plan approvals
  - Large or Small-Parcel Drainage Control Plan with Construction Best Management Practices, Erosion and Sediment Control Plan Approvals

Transportation Department (SEATRANS)

- As necessary, coordination/recommendations concerning potential street, alley and aerial street vacations
- Street Improvements (e.g., sidewalk alteration, curbcuts, etc.)
- Street Use Permits (e.g., construction staging, construction operations)

Seattle-King County Department of Health

- Plumbing Permits

**Authors and Principal Contributors to this EIS**

The University of Washington *Master Plan Seattle Campus* FEIS has been prepared under the direction of the University's Capital Projects Office. Research and analysis were provided by the following consulting firms.

- **Huckell/Weinman Associates, Inc.** -- lead EIS consultant; project management; environmental analysis – earth, air quality, water, energy, environmental health, land use, population, light/glare/shadows, historic/cultural, recreation, and public services/utilities;
- **DKS Associates, Inc.** – transportation, circulation and parking;
- **Pacific Development Concepts** – housing;
- **Pentec Environmental, Inc.** – plants and animals;
- **Nakano Associates, Inc.** – significant vegetation, aesthetics, open space, viewshed; and
- **Weinstein/Copeland Architects** – viewshed.

**Location of  
Background Data**

Location	Data Available
<p><b>University of Washington</b> Capital Projects Office University Facilities Building Box 352205 Seattle, WA 98195-2205</p>	<p>DEIS and FEIS associated with the <i>Master Plan Seattle Campus</i>, EIS technical reports, and Supporting SEPA documentation (see pg. iii of this <i>Fact Sheet</i>)</p>
<p><b>Huckell/Weinman Associates, Inc.</b> 270-3<sup>rd</sup> Ave., Suite 200 Kirkland, WA 98033 (425) 828-4463</p>	<p>DEIS and FEIS associated with the <i>Master Plan Seattle Campus</i> together with EIS technical reports</p>

**EIS Scoping Period**

The public scoping process for this FEIS occurred November 4, 1999 through December 7, 1999. Agencies and the public were invited to comment on reasonable alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. In addition, four public meetings/workshops were held. The first two, in the afternoon and evening of October 13, 1999, involved discussion of Transportation issues. All other environmental issues were discussed at an afternoon and an evening public meeting/workshop on November 16, 1999.

**Date of Issuance of  
the Draft EIS**

**October 16, 2000**

**Date Comments Due  
on the Draft EIS:**

**January 10, 2001<sup>14</sup>**

**Draft EIS  
Public Hearings**

Hearings concerning the DEIS occurred the afternoon and evening of Thursday, November 9, 2000. The afternoon public hearing began at noon in the Husky Union Building (Room 106B) on the campus of the University of Washington. The evening public hearing began at 6:00 PM in the Walker-Ames Room of Kane Hall (2<sup>nd</sup> floor) on the campus of the University of Washington. The purpose of each public hearing was to provide an opportunity to present comments concerning the DEIS – in addition to submittal of written comments.

<sup>14</sup> The DEIS was initially issued for a 45-day public comment period with the comment period ending on November 30, 2000. However, in order to provide all recipients of the DEIS an additional opportunity for public comment, the public comment period was extended to January 10, 2001 resulting in an 86-day public comment period.

**Date of Issuance of  
the Final EIS**

**September 10, 2001**

**Availability of  
the Final EIS**

This FEIS has been distributed to agencies, organizations and individuals noted on the Distribution List (*Appendix A* of this document). In addition, *Volume I* and *Volume II* of this FEIS can be viewed at the University's Campus Master Plan web site:

<http://www.washington.edu/community/Master Plan/Master Plan.html>.

In addition, copies are available for review at the University's Capital Projects Office (University Facilities Building); the University's Visitors Information Center (4014 University Way N.E.); and at the following public libraries:

- **University of Washington**
  - Suzzallo Library
  - Architecture and Urban Planning (Gould Hall)
  - Business Administration (Balmer Hall)
  - Engineering (Engineering Library Building)
  - Health Sciences (Magnuson Health Sciences Center)
  - Law (Condon Hall)
  - Physics & Astronomy (Physics & Astronomy Building)
  
- **Seattle Public Library**
  - Central Library (temporary location) -- 800 Pike St.
  - Government Research Assistance Library
  - University District Branch -- 5009 Roosevelt Way N.E.
  - Montlake Branch -- 2300 – 24<sup>th</sup> Ave. E.
  - North East -- 6801 – 35<sup>th</sup> Ave. N.E.
  - Wallingford-Wilmet -- N. 45 St. / Densmore
  
- **Washington State Library (Olympia)**

A limited number of complimentary copies of this FEIS are available at the University's Facilities Building while the supply lasts. Additional copies may be purchased at the University's Facilities Building for the cost of reproduction.

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The *Master Plan Seattle Campus* is a document published separately from this FEIS.

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