



FOUNDER'S HALL

SEPA Consistency Memorandum

Purpose

The purpose of this checklist/consistency memorandum is to document the relationship of the proposed Founder's Hall with the SEPA EIS prepared for the University of Washington 2019 Seattle Campus Master Plan (Final EIS issued on July 5, 2017), and to inform the University of Washington's decision on SEPA compliance as SEPA Lead Agency.

Background

Published on July 5, 2017, the 2018 Seattle Campus Master Plan Final EIS evaluated environmental conditions associated with development on a total of 86 potential development sites with a development capacity of approximately 12 million gross square feet (gsf) of net new building space. However, during the 10-year planning horizon of the Seattle Campus Master Plan, the University would develop a total of 6 million gsf of building space to meet the anticipated growth in demand for building space. Therefore, only a portion of the 86 potential development sites would be developed over the planning horizon.

The 2018 Seattle Campus Master Plan Final EIS analyzed environmental conditions under 17 elements of the environment, including: Earth; Air Quality; Wetlands/Plants & Animals; Energy Resources; Environmental Health; Land Use/Relationship to Plans and Policies; Population; Housing; Light, Glare and Shadows; Aesthetics; Recreation and Open Space; Cultural Resources; Historic Resources; public Services; Utilities; Transportation; and Construction.

For each element of the environment analyzed in the EIS a "sensitivity map" is provided that identifies portions of the campus that have a "High", "Medium", or "Low" potential to encounter sensitive environmental conditions. Specific mitigation or additional studies associated with High, Medium and Low sensitivity areas on campus are defined for each element of the environment. The following elements of the environment were studied per scoping and comments received on the Draft EIS:

- Earth
- Air Quality
- Wetlands/Plants and Animals
- Energy Resources
- Environmental Health
- Land Use/Relationship to Plans and Policies
- Population
- Housing
- Light, Glare and Shadows
- Aesthetics
- Recreation and Open Space
- Cultural Resources

- Historic Resources
- Public Services
- Utilities
- Transportation
- Construction

Project Description

The Founders Hall project is being proposed in development site C3 of the campus to continue attracting the best faculty, student, and staff and provide space that is flexible and adaptable to meet the evolving needs of the Foster Business School. The project is to design and construct a new ~85,500 square foot, approximately 80' tall building to replace Mackenzie Hall. **See Attachment A.** The building will include a mix of instructional, academic and administrative spaces such as classrooms, offices, team and meeting rooms, and common areas.

Project Consistency with the Campus Development Agreement

The project is consistent with the allowed uses and development regulations as set forth in the 2019 Campus Master Plan. The project will not exceed the 105' maximum height nor the total maximum gross square feet of 145,000. The proposed project does not have ground level building structure setbacks, mid-block corridors, or open space commitments. The parking lot located adjacent to Founders Hall will have the same number of parking spaces. There are about 20 proposed trees/bushes for removal for this project that would be replaced on campus at a 2:1 ratio.

Project Consistency with the EIS

The following provides a summary of the relationship of the proposed Founders Hall to the analysis for each element of the environment presented in the 2017 Seattle Campus Master Plan EIS (i.e. including are there any potential environmental impacts associated with the proposed project that were not considered in the EIS). The following provides review of the proposed project by element of the environment:

Earth – Site C3 does not contain any geologic critical area designation. Construction-related earth impacts includes potential short-term erosion that would be controlled through best management construction practices. The site was identified as “Low” potential to encounter sensitive conditions.

Air Quality – Building construction and demolition would be conducted in compliance with Seattle Municipal Code Section 15.22.060B. During construction, dust and equipment emissions have the potential to impact adjacent academic and student housing uses. The site was identified as “Low” potential to encounter sensitive conditions.

Wetlands/Plants and Animals – No wetlands exist onsite. Approximately 20 exceptional trees are proposed for removal for the construction and will be mitigated 2:1. **See Attachment B.**

Energy Resources – Decreases in electricity and fossil fuel demand is anticipated as the new building will be more efficient than the existing building. The site was identified as “Low” potential to encounter sensitive conditions.

Environmental Health – No risk to human health from the project is anticipated. Potential noise impacts would be primarily associated with construction of the building. Short term vibration is anticipated when construction activities occur. The site was identified as “Low” potential to encounter sensitive conditions.

Land Use/Relationship to Plans and Policies – The project is consistent with the 2019 Campus Master Plan.

Population – Construction and operation of the building will not increase the population on campus.

Housing – Construction and operation of the building will not increase housing on campus.

Light, Glare and Shadows – The building would comply with the University’s design review process and design standards, including a review of potential factors that could influence glare. New light sources associated with the proposed facility would be similar to those described for Central Campus in the EIS.

Aesthetics – The building is sited and designed in respect to the Denny Yard significant open space adjacent to the south. No view corridors are associated with the site.

Recreation and Open Space – No recreation impacts nor demand for open space is anticipated from the project because it will not increase the population or housing on campus.

Cultural Resources – No cultural resource impacts are anticipated. The site was identified as “Low” potential to encounter sensitive conditions.

Historic Resources – No historic resource impacts are anticipated since the City of Seattle’s Landmarks Preservation Board denied nomination for designation as a landmark. **See Attachment C.**

Public Services – No increase in demand for public services is anticipated due to operation of the building as the project will not increase the population on campus.

Utilities – The development of this project will try to reduce the campus area served by combined stormwater/sewer systems. There is no anticipated increase in demand for water, sewer, stormwater, and solid waste as the project will not increase the campus population and more water saving features will be incorporated into the new building compared to the existing building.

Transportation – The project will result in a similar number of parking stalls. The facility would represent a portion of the projected trip generation under the Campus Master Plan; consistent with the EIS. The University’s TMP would remain in effect and apply to the proposed development on the site.

Construction – Construction activities and earth-related impacts including short-term localized traffic congestion, noise, dust, erosion, and increased street maintenance requirements associated with the removal of dirt tracked onto campus streets are anticipated. The construction of the building may temporarily and intermittently disturb occupants of buildings in the vicinity of the development site.

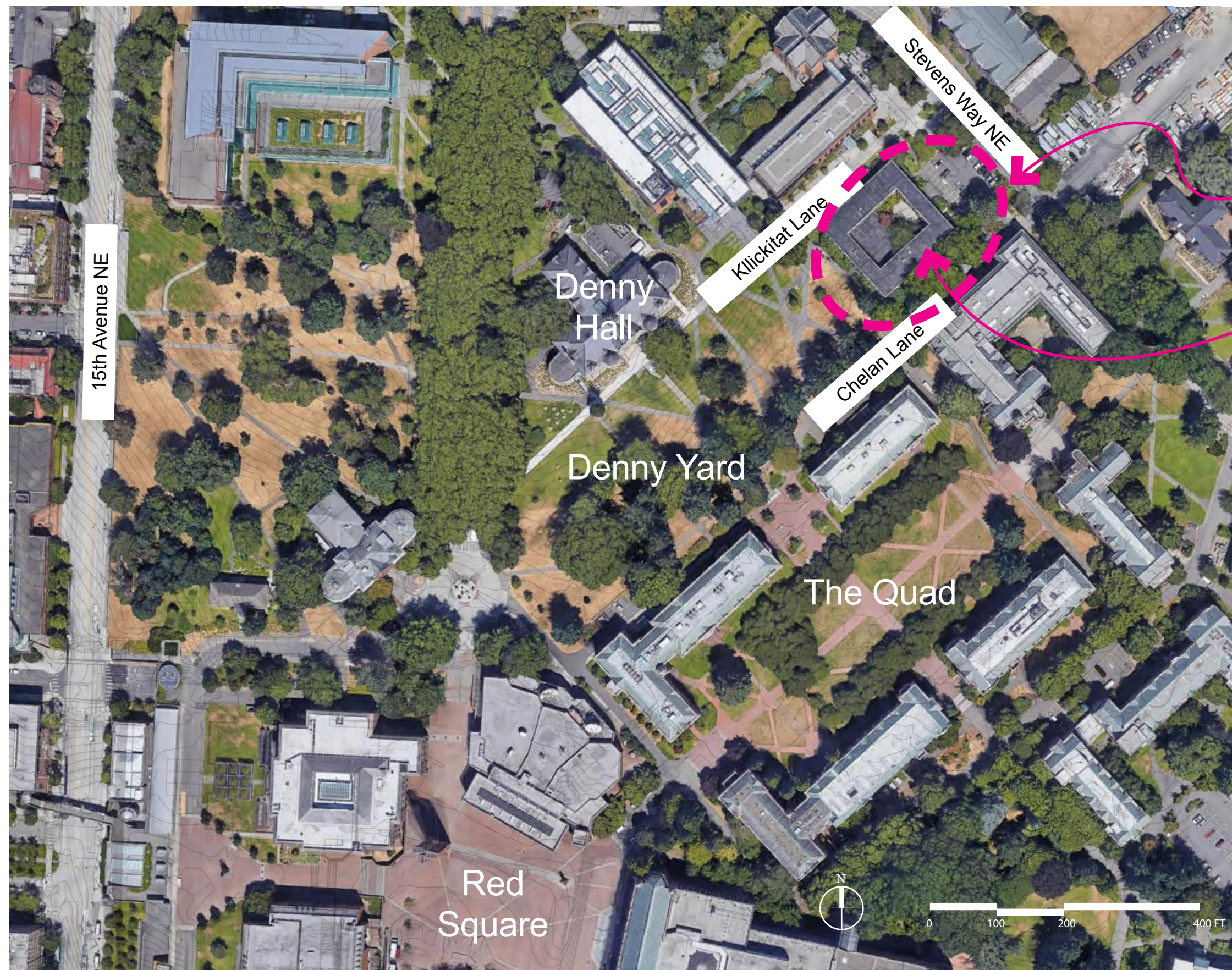
Determination

The UW Seattle adopts the July 2017 Final EIS for the Campus Master Plan for the University of Washington Seattle for the Founder’s Hall project for purposes of SEPA. The relevant content has been briefly described above. The EIS may be reviewed at the following website address:

<https://facilities.uw.edu/files/media/uw-cmp-final-eis-volume-1.pdf>

As indicated by the analysis above, the proposed Founder’s Hall is within the range of impacts analyzed in the 2017 Campus Master Plan EIS. No new mitigation measures are required beyond those identified in the EIS and there are no significant impacts.

Attachment A

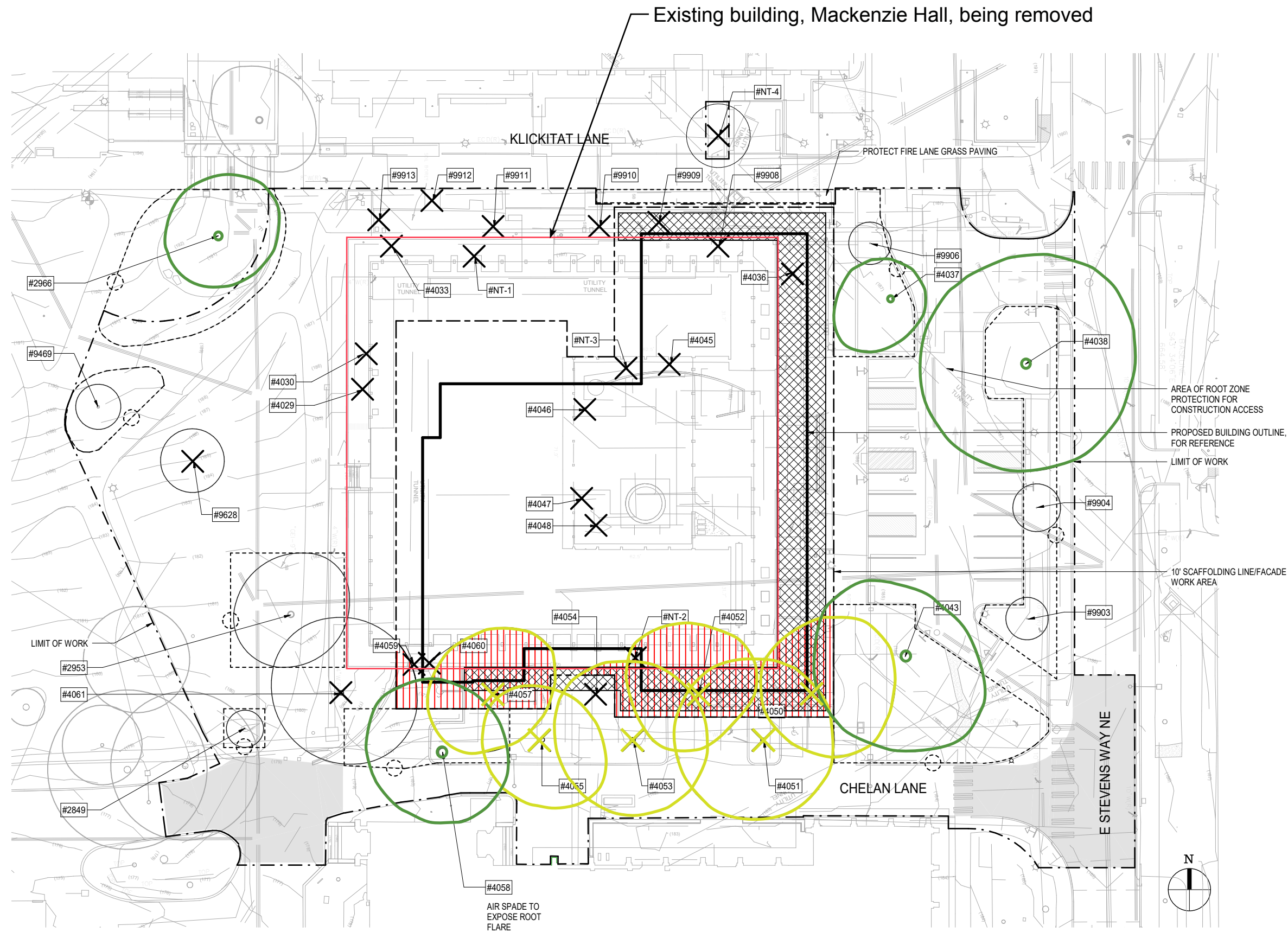


Founders Hall
Project Site

Existing Building,
Mackenzie Hall,
to be removed

Attachment B

Tree Removal Plan



- Cannot save exceptional trees 4050, 4052, and 4057 due to extent of cut for removal of Mackenzie Hall foundations and construction of new Founders Hall foundations.
- Canopies of exceptional trees 4051 and 4053 are significantly affected during demolition and construction.
- With the loss of the above trees, exceptional tree 4055 is no longer part of a grove - thus losing exceptional status.
- Supporting the forest promenade concept, area to be replanted with conifers native to the Pacific Northwest.

TREE PROTECTION LEGEND			
	TREE PROTECTION FENCE WITH MAINTENANCE ACCESS GATE, 1 PER ENCLOSURE. VERIFY EXTENTS WITH UW ARBORIST AND PROJECT ARBORIST.		EXCEPTIONAL TREE TO REMAIN
	EXISTING TREE TO REMAIN		EXCEPTIONAL TREE TO BE REMOVED
	EXISTING TREE TO BE REMOVED		
	UW TREE TAG NUMBER		
	EXTENT OF CUT FOR REMOVAL OF MACKENZIE HALL FOUNDATIONS AND CONSTRUCTION OF NEW FOUNDERS HALL FOUNDATIONS		
	AREA OF TREE CANOPY CONFLICT DURING DEMOLITION AND CONSTRUCTION		

Tree Removal Plan

TREE PROTECTION NOTES

1.

COORDINATE TREE PROTECTION FENCE LOCATIONS WITH PROJECT ARBORIST AND UW ARBORIST.
2.

IN ACCORDANCE WITH SMC 25.11.090, THE PROJECT IS REPLACING THE MATURE CANOPY AREAS OF REMOVED EXCEPTIONAL TREES AT A 1:1 RATIO.
3.

SEE PLANTING PLAN FOR QUANTITIES AND LOCATIONS OF REPLACEMENT TREES.
4.

WHERE PRUNING IS REQUIRED TO ACCOMMODATE CONSTRUCTION, CONSULT WITH UW ARBORIST AND CONTRACTOR'S ARBORIST PRIOR TO BEGINNING WORK.
5.

CONTRACTOR'S ARBORIST SHALL BE ON SITE AT ALL TIMES WHEN WORKING WITHIN TREE PROTECTION ZONES.
6.

RETURN TAGS OF REMOVED TREES TO UW ARBORIST.
7.

SEE SPECIFICATION SECTION 015639 FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

TREE PROTECTION LEGEND

TREE PROTECTION FENCE WITH MAINTENANCE ACCESS GATE, 1 PER ENCLOSURE. VERIFY EXTENTS WITH UW ARBORIST AND PROJECT ARBORIST.

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXCEPTIONAL TREE TO REMAIN

EXCEPTIONAL TREE TO BE REMOVED

UW TREE TAG NUMBER

EXISTING TREE SCHEDULE

TREE #	SPECIES	DSH(in.)	EXCEPTIONAL	ACTION	SALVAGE
2849	Tilia spp.	4	No	Retain	
2953	Pseudotsuga menziesii	29	No	Retain	
2966	Acer saccharum	32	Yes	Retain	
4029	Rhus typhina	4	No	REMOVE	
4030	Rhus typhina	4	No	REMOVE	
4033	Rhus typhina	5, 6	No	REMOVE	
4036	Pinus ponderosa	24	No	REMOVE	X
4037	Prunus serrulata	25	Yes	Retain	
4038	Ulmus procera	43	Yes	Retain	
4043	Sequoia sempervirens	46	Yes	Retain	
4045	Acer circinatum	7	No	REMOVE	
4046	Acer japonicum	11	No	REMOVE	
4047	Acer japonicum	5, 5, 6, 6	No	REMOVE	
4048	Acer rubrum	16	No	REMOVE	
4050	Liquidambar styraciflua	22	Yes	REMOVE	X
4051	Liquidambar styraciflua	20	Yes	REMOVE	X
4052	Liquidambar styraciflua	21	Yes	REMOVE	X
4053	Liquidambar styraciflua	23	Yes	REMOVE	X
4054	Liquidambar styraciflua	12	No	REMOVE	
4055	Liquidambar styraciflua	19	Yes	REMOVE	
4057	Liquidambar styraciflua	23	Yes	REMOVE	X
4058	Pseudotsuga menziesii	39	Yes	Retain	
4059	Rhus typhina	4	No	REMOVE	
4060	Rhus typhina	6	No	REMOVE	
4061	Liquidambar styraciflua	22	Yes	REMOVE	
9469	Sequoiadendron giganteum	16	No	Retain	
9628	Liquidambar styraciflua	7	No	REMOVE	
9903	Quercus spp.	4	No	Retain	
9904	Quercus spp.	4	No	Retain	
9906	Cercidiphyllum japonicum	4	No	Retain	
9908	Unknown deciduous	2	No	REMOVE	
9909	Unknown deciduous	4	No	REMOVE	
9910	Unknown deciduous	2	No	REMOVE	
9911	Unknown deciduous	2	No	REMOVE	
9912	Unknown deciduous	2	No	REMOVE	
9913	Cercidiphyllum japonicum	4	No	REMOVE	
NT-1	Rhus typhina (No Tag)	4	No	REMOVE	
NT-2	Unknown deciduous (No Tag)	2	No	REMOVE	
NT-3	Acer circinatum (No Tag)	2	No	REMOVE	
NT-4	Cercidiphyllum japonicum	6	No	REMOVE	

Attachment C



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

LPB 127/18

Susan Boyle
BOLA Architecture + Planning
3800 Ashworth Avenue North
Seattle, WA 98103-8119

Re: Denial of Nomination of the UW Mackenzie Hall – 4215 East Stevens Way NE

Dear Ms. Boyle:

At the March 7, 2018, meeting of the City's Landmarks Preservation Board, a motion was made to approve the nomination of University of Washington Mackenzie Hall at 4215 East Stevens Way NE in Seattle. The vote to approve this motion was 3 in favor and 4 opposed, and this was not a sufficient number of votes for approval of nomination. As per the Rules and Regulations, Code of Ethics and Procedures adopted by the Landmarks Preservation Board, official actions of the Board shall require a majority vote of the Board members present and voting. Since there were seven members in attendance for this action at the March 7, 2017, Landmarks Preservation Board meeting, a majority of four members voting in favor of the motion to approve would be required for the motion to pass. Therefore, the nomination was denied.

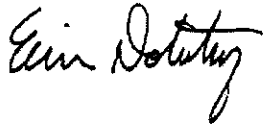
Termination of Proceedings

SMC 25.12.850A states:

"In any case where a site, improvement or object is nominated for designation as a landmark site or landmark and thereafter the Board fails to approve such nomination or to adopt a report approving designation of such site, improvement or object, such proceeding shall terminate and no new proceeding under this ordinance may be commenced with respect to such site, improvement or object within five (5) years from the date of such termination without the written agreement of the owner."

This provision is applicable to these nomination proceedings.

Issued: March 8, 2018

A handwritten signature in black ink, reading "Erin Doherty". The signature is fluid and cursive, with the first name "Erin" and last name "Doherty" clearly distinguishable.

Erin Doherty
Landmarks Preservation Board Coordinator

cc: Julie Blakeslee, University of Washington
Tina Capestany, SDCI
Nathan Torgelson, SDCI
Ken Mar, SDCI
Jordan Kiel, Chair, LPB