

HEALTH SCIENCES EDUCATION BUILDING

SEPA Consistency Paper – December 16, 2019

PURPOSE

The purpose of this paper is to document the relationship of the proposed Health Sciences Education Building (HSEB) 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.

Executive Summary

- *The HESB is proposed for Potential Development Site S40 in the South Campus Area.*
- *The Site S40 area is identified as “Low” potential to encounter sensitive environmental conditions for the majority of the elements of the environment evaluated in the EIS.*
- *The Site S40 area is identified as “Medium” or “High” potential to encounter sensitive environmental conditions for Cultural Resources, Environmental Health, Aesthetics, and Construction.*
- *The HESB proposal is consistent with building sq.ft. and height considered in the EIS.*
- *Impacts with HSEB are within impacts identified in the EIS.*
- *No new mitigation measures required.*

BACKGROUND

Published on July 5, 2017, the *2018 Seattle Campus Master Plan Final EIS* evaluates 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* analyzes 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.

HEALTH SCIENCES EDUCATION BUILDING

Project Description

The Health Sciences Education Building (HSEB) is proposed to be located on an approximately 0.80-acre site addressed as 1959 NE Pacific Street in the South Campus area of the University of Washington campus (see **Figures 1 and 2** at the end of this paper). The HSEB site is bordered by Hitchcock Hall to the west, NE Pacific Street to the north, Magnusson Health Sciences Center (MHSC) T-Wing to the east, and the MHSC I- and J-Wings to the south. The site is identified as **Potential Development Site S40** in the 2019 Seattle Campus Master Plan.

The proposed HESB would include approximately 100,000 gsf within four above grade levels, and one below grade level. The proposed building height would be approximately 75 feet, which would be below the 200-foot height limit established for the site under the 2019 Seattle Campus Master Plan. The building would include space for classrooms, teaching labs, library, and student gathering spaces.

Relationship of the HSEB Proposal to the 2018 Seattle Campus Master Plan EIS

Table 1 provides a summary of the relationship of the proposed HSEB to the *2018 Seattle Campus Master Plan EIS*, including the following: Summary of the discussion and analysis in the EIS related to Potential Development Site S40; and, the relationship of the proposed HSEB to the analysis for each element of the environment presented in the EIS (i.e. are there any potential environmental impacts associated with the proposed HSEB that were not considered in the EIS).

As indicated in **Table 1**, the proposed HSEB project is within the range of impacts analyzed in the EIS. No new mitigation measures are required beyond those identified in the EIS, and there are no significant impacts that cannot be mitigated.

TABLE 1
Relationship of the HSEB Proposal
to the 2018 Seattle Campus Master Plan EIS

2018 Seattle Campus Master Plan EIS	Potential Development Site S40
3.1 Earth	
<ul style="list-style-type: none"> • SMC 25.09 environmentally critical areas, including Liquefaction-prone areas, Peat Settlement-prone areas, and Abandoned Land Fill area identified in South Campus Area. • Up to 412,000 cu.yd. excavation in South Campus. • Construction-related earth impacts include short-term localized erosion. Compliance with existing regulations would minimize impacts. • Earth Sensitivity map indicates majority of South Campus as “Low” potential to encounter sensitive conditions. 	<ul style="list-style-type: none"> • Site S40 does not contain any geologic critical area designation; Peat Settlement-prone Area is located immediately east of Site S40. • Approximately 7,500 cu.yds. grading; consistent with EIS. • Construction of HESB would result in similar short-term localized erosion. Compliance with existing regulations would minimize impacts. • Proposed HSEB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions.
3.2 Air Quality	
<ul style="list-style-type: none"> • Lifetime GHG emissions of 6,272,882 MTCO₂e campus-wide and 1,411,398 MTCO₂e in South Campus. • Air Quality Sensitivity Map indicates South Campus as “Low” potential to encounter sensitive conditions. 	<ul style="list-style-type: none"> • Lifetime GHG emissions of 104,548 MTCO₂e under proposed HSEB; within the range identified in the EIS. • The HSEB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions.
3.3 Wetlands/Plants and Animals	
<ul style="list-style-type: none"> • No wetlands are known to be located in the South Campus Area and no impacts are anticipated. • Construction could result in temporary impacts such as the removal of lawns, trees and shrubs; replanting would occur in certain areas. • Potential impacts to fish and fish habitat relate to sedimentation, turbidity, and shoreline development or alteration. 	<ul style="list-style-type: none"> • No wetlands are known to be located on the HSEB site (EIS Potential Development Site S40). • Construction would result in similar temporary impacts such as removal of grass, trees and shrubs; replanting would occur as part of the project; consistent with EIS. • Potential impacts to fish and fish habitat would be minimal with the proposed HSEB project; consistent with EIS.

<ul style="list-style-type: none"> • <i>Minimal impacts to terrestrial species are anticipated since the South Campus Area provides little natural habitat.</i> • <i>The Wetlands, Plants and Animals Sensitivity Map indicates South Campus as ‘Low’ potential to encounter sensitive conditions.</i> 	<ul style="list-style-type: none"> • <i>Minimal impacts to terrestrial species are anticipated. A Great Blue Heron Nesting Activity Survey has been prepared for the HESB Project¹, with the survey indicating that “great blue heron are known to have nests in the vicinity of the site (e.g. south of Drumheller Fountain), but no active nests or nesting activity have been observed at the HSEB site.”</i> • <i>The HSEB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions</i>
3.4 Energy Resources	
<ul style="list-style-type: none"> • <i>Full development of up to 1.35 million gsf of new building development in the South Campus could be accommodate by the 1.5 to 2.0 million gsf of available electrical system capacity, although in combination with other development on campus improvements could be necessary.</i> • <i>The Energy Resources Sensitivity Map indicates South Campus as ‘Low’ potential to encounter sensitive conditions.</i> 	<ul style="list-style-type: none"> • <i>Development of the approximately 100,000 gsf HSEB, would be within the range identified for the South Campus in the EIS.</i> • <i>The HSEB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions.</i>
3.5 Environmental Health	
<ul style="list-style-type: none"> • <i>New development including research and/or medical facilities, would increase use of chemicals, hazardous materials/waste.</i> • <i>Environmental Health Sensitivity Map indicates much of South Campus as “High” potential to encounter sensitive conditions (due to concentration of medical/research use and associated use of hazardous materials).</i> • <i>UW would continue to manage hazardous materials on campus in accordance with applicable federal, state and UW policies and standards.</i> 	<ul style="list-style-type: none"> • <i>HSEB would include teaching lab space with associated potential for use of hazardous materials and generation of hazardous waste; consistent with EIS.</i> • <i>HSEB site (EIS Potential Development Site S40) identified as “High” potential to encounter sensitive conditions.</i> • <i>Operation of the HESB, including teaching lab activities, would comply with applicable federal, state, and UW policies; consistent with EIS. See discussion on Mitigation Measures following this table.</i>

¹ The Great Blue Heron Nesting Activity Survey for the Health Sciences Education Building Project is on file with the University of Washington Facilities Asset Management office.

3.6 Land Use/Relationship to Plans and Policies	
<ul style="list-style-type: none"> Up to 1.35 million gsf of net new building space would be developed in South Campus. The types of proposed land use in the South Campus would primarily include health sciences and institutional use. Land Use Sensitivity Map indicates South Campus as “Low” potential to encounter sensitive conditions. 	<ul style="list-style-type: none"> HESB would include up to 100,000 gsf of net new building space; consistent with EIS. HESB would include classroom and teaching lab use; consistent with EIS. HESB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive uses.
3.7 Population	
<ul style="list-style-type: none"> South Campus population would increase by approximately 3,000 people over exiting conditions. Population Sensitivity Map indicates South Campus as “Low” potential to encounter sensitive conditions. 	<ul style="list-style-type: none"> Occupancy of the HESB would represent a portion of the projected increase in UW campus population; consistent with EIS. Proposed HESB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions.
3.8 Housing	
<ul style="list-style-type: none"> Up to 1,000 student housing beds would be provided on campus; no specific locations identified. Housing Sensitivity Map indicates South Campus as “Low” potential to encounter sensitive conditions. 	<ul style="list-style-type: none"> HESB would provide classroom and teaching lab space, with no housing units provided; consistent with EIS. HESB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions.
3.9 Light, Glare and Shadows	
<ul style="list-style-type: none"> New sources of light would be generated by development including interior/exterior building lighting, pedestrian lighting and vehicle headlights. Glare would be generated by vehicles and new buildings. All buildings would comply with the University’s design process to review factors that could influence glare. Shadow sensitive uses, including the Physics-Astronomy Building Sundial and University Greenhouse could be affected by building development. Depending on the location and height of new development, shadows from the South Campus during the winter months 	<ul style="list-style-type: none"> New light sources associated with the proposed HSEB would be similar to those described for the South Campus in the EIS. New glare sources would be similar to those described for the South Campus in the EIS. The proposed HSEB would include four above-grade levels and shadows from the building would not be anticipated to affect the Physics-Astronomy Building Sundial or the University Greenhouse; consistent with EIS.

<p><i>could cast over portions of the Physics-Astronomy Building Sundial and University Greenhouse.</i></p> <ul style="list-style-type: none"> • <i>The Light, Glare and Shadows Sensitivity Map indicates South Campus as “Low” to “High” potential to encounter sensitive conditions.</i> 	<ul style="list-style-type: none"> • <i>The HSEB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions.</i>
3.10 Aesthetics	
<ul style="list-style-type: none"> • <i>Potential development of new buildings would change the aesthetic character of South Campus to reflect newer facilities with increased open space opportunities.</i> • <i>Potential development would modify views to reflect increased density and building heights. Development adjacent to the Portage Bay Vista could change the view of the area adjacent to the vista but existing views through the vista would be maintained.</i> • <i>The Aesthetics Sensitivity Map indicates South Campus as “Medium” to “High” potential to encounter sensitive conditions (“High” potential areas located adjacent to the Portage Bay Vista).</i> 	<ul style="list-style-type: none"> • <i>Development of the HSEB would change the aesthetic character of the site to reflect a newer facility in the South Campus and respect open space/pedestrian corridors and setbacks identified in the Campus Master Plan; consistent with the EIS.</i> • <i>Development of the HSEB would modify views of the site to reflect new building development. Development would not affect views through or adjacent to the Portage Bay Vista; consistent with EIS. See discussion on Mitigation Measures following this table.</i> • <i>The HSEB site (EIS Potential Development Site S40) is not located adjacent to Portage Bay Vista and is identified as “Medium” potential to encounter sensitive conditions. See discussion on Mitigation Measures following this table.</i>
3.11 Recreation and Open Space	
<ul style="list-style-type: none"> • <i>Increased population associated with building development would increase demand for open space and recreation facilities. The potential South Campus Green and other improvements would help fulfill that demand.</i> • <i>The Recreation and Open Space Sensitivity Map indicates South Campus as “Low” potential to encounter sensitive conditions.</i> 	<ul style="list-style-type: none"> • <i>The HSEB would represent a portion of the projected increase in UW campus population and associated increase in demand for open space and recreation facilities; consistent with EIS.</i> • <i>The HSEB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions.</i>
3.12 Cultural Resources	
<ul style="list-style-type: none"> • <i>Cultural Resources Sensitivity Map indicates South Campus as containing “Low”, “Medium”, and “High” potential to encounter sensitive conditions; area identified and</i> 	<ul style="list-style-type: none"> • <i>HSEB site (EIS Potential Development Site S40) identified as “Medium” potential to encounter sensitive conditions.</i>

<p><i>“Low” or “Medium” not likely to impact cultural resources.</i></p> <ul style="list-style-type: none"> • <i>Projects proposed in area identified as “Medium” potential to contain cultural resources would follow pertinent regulations, and project specific desktop analysis and inadvertent discovery plan prepared.</i> 	<ul style="list-style-type: none"> • <i>A project specific desktop analysis² has been prepared for the HESB project, with the analysis indicating that “it is unlikely that archaeological resources are present on the HESB site.” Refer to the Mitigation Measures discussion following this table for additional information.</i>
<p>3.13 Historic Resources</p>	
<ul style="list-style-type: none"> • <i>Impacts in South Campus low due to limited historic resources.</i> • <i>Historic Resources Sensitivity Map indicates South Campus contains “Low” and “Medium” potential to encounter sensitive conditions.</i> 	<ul style="list-style-type: none"> • <i>No identified historic sites on or in the immediate vicinity of the HSEB site.</i> • <i>HSEB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions.</i>
<p>3.14 Public Services</p>	
<ul style="list-style-type: none"> • <i>Increased development would result in an associated increased demand for police and fire/emergency services. The South Campus would have the third highest percentage of building space and would be anticipated to have the third highest demand for public services.</i> • <i>The Public Services Sensitivity Map indicates South Campus as “Low” potential to encounter sensitive conditions.</i> 	<ul style="list-style-type: none"> • <i>The HSEB would represent a portion of the projected increase in UW campus population and associated increase in demand for public services; consistent with the EIS.</i> • <i>The HSEB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions.</i>
<p>3.15 Utilities</p>	
<ul style="list-style-type: none"> • <i>The South Campus would have the third highest percentage of building space and would be anticipated to have the third highest demand for utilities. Increase in stormwater demand would be negligible given the area of future development is currently hard surface which discharges to Portage Bay.</i> • <i>The Utilities Sensitivity Map indicates South Campus as “Low” potential to encounter sensitive conditions.</i> 	<ul style="list-style-type: none"> • <i>The HSEB would represent a portion of the projected increase in UW campus population and associated increase in demand for utilities; consistent with the EIS.</i> • <i>The HSEB site (EIS Potential Development Site S40) identified as “Low” potential to encounter sensitive conditions.</i>

² The Cultural Resources Desktop Analysis for the Health Sciences Education Building Project is on file with the University of Washington Facilities Asset Management Office.

3.16 Transportation	
<ul style="list-style-type: none"> • <i>Development under the Campus Master Plan would result in approximately 6,195 net new daily University trips and approximately 15 intersections would operate poorly (LOS E or F).</i> • <i>Parking demand under the Campus Master Plan would increase by approximately 1,660 vehicles and would be accommodated by the existing parking supply.</i> • <i>The University maintains a Transportation Management Plan (TMP) for the campus which includes the U-Pass Program and other strategies.</i> 	<ul style="list-style-type: none"> • <i>The HSEB would represent a portion of the projected trip generation under the Campus Master Plan; consistent with the EIS.</i> • <i>The HSEB would represent a portion of the projected increase in parking demand under the Campus Master Plan; consistent with the EIS.</i> • <i>The University's TMP would remain in effect and apply to the proposed development on the HSEB site.</i>
3.17 Construction	
<ul style="list-style-type: none"> • <i>Construction of up to 1.35 million gsf of net new development (and associated demolition) in South Campus would result in potential for impacts to adjacent uses including noise, pollution/dust, and vibration.</i> • <i>Construction Sensitivity Map indicates South Campus contains "Low" and "High" potential to encounter sensitive conditions ("High" potential relates to proximity to potentially vibration sensitive research uses).</i> • <i>Projects proposed in areas identified as "Medium" potential to be located proximate to vibration-sensitive uses require project-specific coordination.</i> 	<ul style="list-style-type: none"> • <i>HSEB would include construction conditions associated with up to 100,000 gsf of net new development (no demolition proposed); consistent with EIS.</i> • <i>HSEB site (EIS Potential Development Site S40) identified as "High" potential to encounter sensitive conditions (due to proximity to potentially vibration sensitive uses in Magnusson Health Sciences Center and Hitchcock Hall).</i> • <i>Prior to the initiation of construction, the HSEB Project will coordinate with proximate potentially vibration-sensitive uses. Refer to the Mitigation Measures discussion following this table for detail.</i>

Mitigation Summary

As indicated earlier, the proposed HSEB project is within the range of impacts analyzed in the EIS, and no new mitigation measures beyond those identified in the EIS are required.

For each element of the environment evaluated in the EIS, a range of mitigation measures are identified that differ depending on whether the project site is located in an area identified as having a "Low", "Medium", or "High" potential to encounter sensitive conditions. For areas of campus identified as

having a “Low” potential to encounter sensitive conditions, it is anticipated that standard best practices and code compliance would be adequate. For areas identified as “Medium” or “High” potential to encounter sensitive conditions, site specific study or additional mitigation measures may be appropriate.

The HSEB site (EIS Potential Development Site S40) is identified as having a “High” potential to encounter sensitive conditions for the EIS elements of Environmental Health (hazardous waste) and Construction (vibration), and “Medium” potential to encounter sensitive conditions for the EIS elements of Cultural Resources and Aesthetics. The mitigation for “High” and “Medium” areas identified in the EIS that is applicable to the HSEB site is provided below.

Environmental Health (Applicable Measures for Medium and High Campus Areas)

- *Hazardous materials generated and used on campus would continue to be managed in accordance with existing policies/standards established by the University’s Environmental Health and Safety Department, as well as applicable local, state and federal standards/regulations.*

Discussion: The HSEB Project will follow existing policies/standards for use and storage of hazardous materials established by the University’s Environmental Health and Safety Department, as well as applicable local, state and federal standards/regulations.

Construction (Applicable Measures for Medium and High Campus Areas)

- *Potential future development projects under the 2018 Seattle Campus Master Plan that are located in areas that are proximate to vibration-sensitive uses would require project-specific coordination with adjacent vibration sensitive users to determine potential vibration-related issues associated with development on those sites and could require additional mitigation measures (if necessary)*

Discussion: Adjacent vibration sensitive users have been consulted at the early stages of HSEB design to understand conditions and concerns. Prior to the initiation of construction, the HSEB Project will coordinate with adjacent vibration sensitive users regarding construction details, timing, and methods to minimize the potential for disturbance.

Cultural Resources (Applicable Measures for Medium Campus Areas)

- *If a project is proposed in an area identified as having Medium Potential to contain cultural resources, the project should follow pertinent cultural resources regulations and project specific desktop analysis accompanied by a project site visit by a Secretary of Interior Qualified archaeologist and an inadvertent discovery plan prepared. The project site visit should be geared toward assessing and documenting obvious signs of landscape modification. An archaeological inventory may be needed if no obvious signs of landscape modification are observed.*

Discussion: A desk analysis (including site visit by a Secretary of Interior Qualified archaeologist) was prepared and is on file with the University of Washington. The analysis indicates that “because of evidence of extensive ground disturbance obtained from both geotechnical and archaeological work conducted on the site and in the site vicinity, it is considered unlikely that archaeological resources are present on the site.”

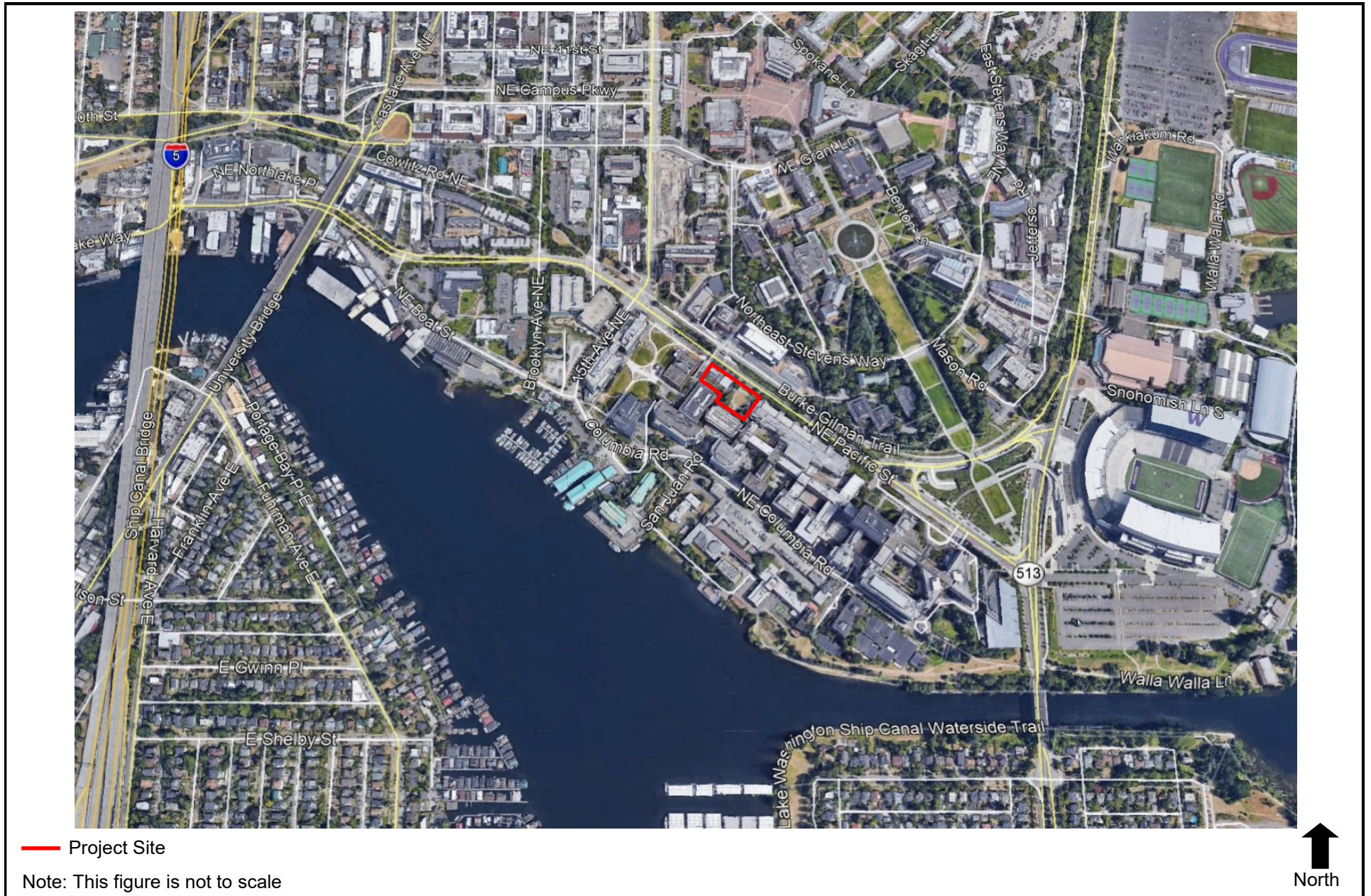
Consistent with the mitigation for “Medium” areas, a standard Inadvertent Discovery Plan will be prepared for the project prior to initiation of construction.

Aesthetics (Applicable Measures for Medium Campus Areas)

- *Potential future development projects under the 2019 Seattle Campus Master Plan that are located proximate to existing identified primary view corridors and vistas would require project-specific coordination to determine potential aesthetic/view-related issues associated with development on those sites, and could require additional aesthetics/view analysis and mitigation measures (if necessary).*

Discussion: Although the HSEB site is identified as “Medium” potential to encounter sensitive aesthetics conditions, the site is not located visually proximate to any identified primary view corridor and additional aesthetics/view analysis is not required.

University of Washington Health Sciences Education Building Project SEPA Consistency Paper

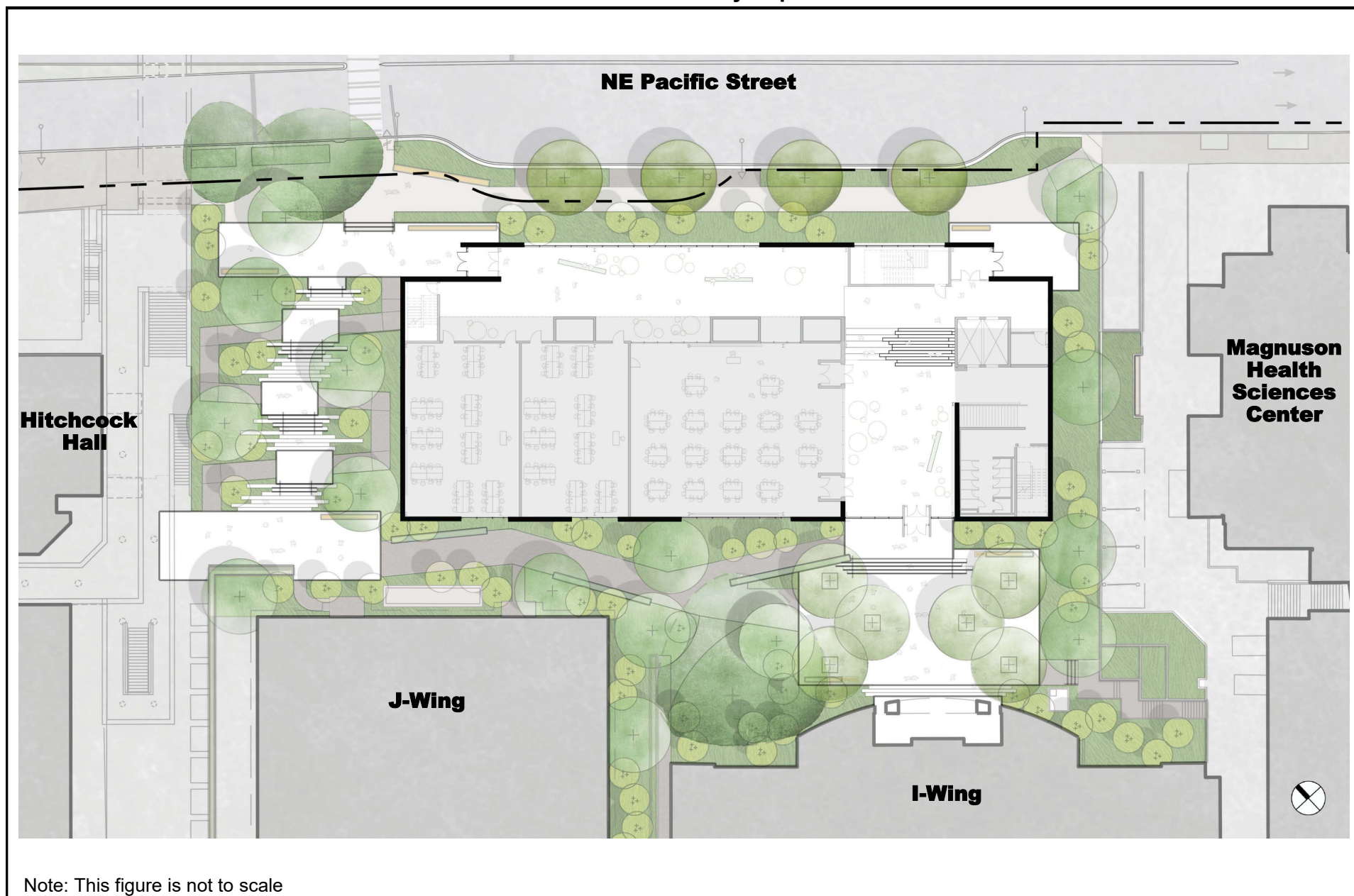


Source: Google Earth and EA Engineering, 2019



Figure 1
Vicinity Map

University of Washington Health Sciences Education Building Project
SEPA Consistency Paper



Source: University of Washington, 2019