

SEPA Advisory Committee Meeting Summary - updated January 28, 2022

Date: September 13, 2021, 10:00-11:00 am

Location: Zoom Video Meeting

Attendees:

- Doug Gallucci – Environmental Health & Safety
- Caryn Walline – Planning Manager in Transportation Services
- Freida Taub – School of Aquatic Fisheries
- Julie Blakeslee – University Environmental & Land Use Planner, Chair
- Kristine Kenney – University Landscape Architect
- Rob Lubin – Housing & Food Services

IMA Pool Expansion Project

The UW student government voted to approve funding expansion of the Intramural Activity Center pool and locker rooms. This is a result of continuing demand on pool time/space and the failure of the Pavilion Pool due to age and mechanical systems (this has also been identified as a future development site). Proposed changes to the IMA locker rooms are viewed as necessary for the increasing use of the IMA, space needs, system upgrades, and recognizing the well-being and access for all users.

The proposed expansion would be less than a 3,000 square feet footprint, expanding in the area of the existing south-facing patio/sundeck. There would be no changes to the access along the south side of the building and adjacent to the tennis courts. Lighting may be improved along this route recognizing the pedestrians using this corridor and intermittent maintenance vehicles. No vegetation changes are anticipated.

Doug noted that excavation will be in the old landfill area so approvals and work with Ecology is required. The committee had clarifying questions about the upgrades to the pool for swimming length and locker room privacy areas.

The SEPA checklist was emailed to committee members 10/13/21 for review with comments requested by 10/23/21. Most disciplines had no proposed changes. Doug Gallucci provided information regarding the potential for encountering contaminated soils due to the Montlake Landfill and those excavated materials going to a Permitted landfill for disposal. Comments also requested adding Nutria to the list of invasive animal species known to be near the site. This information was added to the checklist. All committee members approved the checklist with these additions.

Haring Center Renovation Project

The Haring Center research unit develops early learning interventions and strategies that are implemented and evaluated in the Experimental Education Unit (EEU). The Haring Center is a part of the Center on Human Development and Disability (CHDD), which is a part of the College of Education. The

building no longer suits their growing needs and they have successfully raised donor funding to improve the building space and building systems.

Renovation is intended to be within the footprint of the existing building. This is important since the Shoreline buffer, that is parallel with the shoreline, runs through the middle of the building. The existing interior courtyard may be expanded, and interior spaces modified for learning, observation, office, and storage spaces. A paved area adjacent to the east side of the building is hoped to be improved for a more interesting play space. ADA improvements from Columbia Road to/from the building are anticipated.

An enabling project is anticipated to precede work on the Haring Center building for tenants to use portable classrooms and office space (in trailers) on the W35 parking lot located south of NE Pacific Street and between Wallace Hall and the Fishery Sciences building. This is anticipated to be for approximately 18 months.

Committee members had questions about building height allowed in and adjacent to the shoreline buffer, accessible parking in lot W35 when the temporary trailers are there, and potential use of the non-UW managed parking lot west of Fisheries Sciences building.

It is anticipated that separate SEPA documents will be prepared for each site. A SEPA exemption may be appropriate for the temporary trailers in W35 and a draft SEPA checklist will be prepared for the Haring Center. It is anticipated that these will be emailed to committee members for review in late September and late October, respectively.

[The SEPA checklist was emailed to committee members 1/19/22 for review with comments requested by 1/28/22. No edits were proposed. The committee approved the checklist.](#)

Campus Master Plan Development Site W27 Project

An RFQ/P process was completed to initiate a public/private partnership to development the Campus Master Plan (CMP) Site W27 property. Wexford and they design-build team were selected and a full agreement is going to the Board of Regents in November for approval.

The W27 proposal is the first project in the West Campus Innovation District. The design team has been following the CMP Design Guidelines and Development Standards which are quite a few for this site such as: 340,000 maximum GSF, 200-foot height limit, upper level setbacks, service and parking access off of University Way, mid-block corridor to the north, and right-of-way improvements along University Way and Brooklyn Ave (sidewalks, street trees, bike lane, etc.). In addition, they will rebuild the Burke-Gilman Trail from Brooklyn Ave NE to 15th Ave NE, matching the cross-section characteristics of the new trail section from 15th Ave NE to Rainier Vista, and the “Belvedere” section of the CMP-required West Campus Green (the green area between the Site W27 and NE Pacific Street).

The Clean Energy Institute would be the primary UW tenant in the building along with industry partners.

Committee members had questions about the safety on Brooklyn Ave NE where the Burke-Gilman crosses, how a proposed raised “table” of the trail and straightening the crossing, and keeping trees away from the trail on the east to help visibility of cars seeing bikes and bikes seeing cars.

A draft SEPA checklist showing consistency with the *2018 Seattle Campus Master Plan EIS* will be emailed to committee members for their review in October.

Up Next

After these three projects, two more will be coming to the committee, one later this fall (IEB) and the second in early spring 2022.

Interdisciplinary Engineering Building (IEB)

The Interdisciplinary Engineering Building project is being proposed in development site C11 of the campus to provide space that is flexible and adaptable to meet the evolving needs of the College of Engineering. The project would be a new approximately 72,000 square foot building taking the place of two existing UW Facility Buildings and two office trailers. The building would include a mix of classrooms, project space, student social space, and offices. It would be the primary academic hub for freshmen and sophomore students for engineering education and collaboration.

The committee was sent follow-up information on this project along with the draft SEPA checklist showing consistency with the *2018 Seattle Campus Master Plan EIS* for review on 11/8/21 with comments requested 11/17/21. Questions regarding the timing and building use were received, no edits were proposed. The committee approved the checklist.