

SEPA Advisory Committee Summary

Date: May 28, 2026

Committee Members:

- Doug Gallucci – Environmental Health & Safety
- Mark Huppert – Transportation Services
- Julie Blakeslee – University Environmental & Land Use Planner, Chair
- Kristine Kenney – University Landscape Architect
- Clay Amann – Housing & Food Services
- Anna Malesis-Dahm – UW PhD Candidate Interdisciplinary Planning, Climate Science

Boat Street Floating Homes

The University of Washington is responsible for maintaining numerous overwater structures, boat ramps, and other water dependent structures as part of its Boat Street Marina facility. Several of these structures require repair and maintenance in order to upkeep the facilities. UW is proposing to repair and maintain six floating homes located at the Boat Street Marina. The floating homes are numbered from one to six, with one being closest to shore and six being furthest into the water. Currently, floating home number two is not being submitted for a permit. The project is located within Portage Bay on the water adjacent to the shoreline. The SEPA checklist is part of the shoreline permitting process.

Various work has been completed on five of the six floating homes over the years. The work was generally limited to minor repairs and renovations typically required for normal upkeep, including deck repairs, exterior painting, ladder access to the water from the decks, installation of more efficient HVAC units, plumbing repairs, and window railing repairs, etc. All work has been relatively minor, limited to the floating homes with no in-water work, and no expansion of existing square-footage.

The project is intended to allow for continued modernization and repair of the existing floating homes to provide safe and efficient residences at the site. The SEPA checklist reviews the previously completed work described above for five of the six floating homes, as well as future repairs required for standard maintenance and upkeep for all six floating homes. Future work evaluated would also be limited to the existing floating home footprints and would not include any water work or expansion of the square footage of the homes. No in-water, shoreline, or ground disturbing work is proposed.

The committee received project information on May 28 and the checklist on June 1. The committee reviewed and approved the SEPA checklist June 8, 2026.

Ani Mari Cauce Welcome Center

The Welcome Center Project is proposed to be located on Development Site C1 in the February 2019 Compiled Campus Master Plan and analyzed in the 2018 Seattle Campus Master Plan Final EIS. The Welcome Center Project site is generally bounded to the north by vegetation area and NE 45th Street, to the east by vegetation area and Memorial Way NE, to the west by surface parking area associated with University of Washington Parking Lot N1 with the Burke Museum, to the south by landscape area

and the NE Stevens Ln pedestrian walkway.

The proposed Welcome Center Project includes demolition of a portion of the existing surface. The proposed building height would be up to approximately 35 feet, which would be below the 105-foot height limit established for the site under the 2019 Seattle Campus Master Plan. The approximately 30,000 sq.ft. building would be below the 131,084 sq.ft. of net new gross square feet of building space established for the site under the 2019 Seattle Campus Master Plan and would include a variety of academic uses including a visitor center, starting point for campus tours, and supporting offices and meeting spaces.

This results in a reduction of campus parking stalls (in N1) and pollution-generating impervious surface area.

The committee received project information on May 28 and the checklist on June 2. The committee reviewed and approved the SEPA checklist June 9, 2026.

UWMC Outpatient Medical Center (OPMC) Expansion

The proposed Outpatient Surgery Center Expansion Project is located at 10330 Meridian Avenue N in the Northgate neighborhood of Seattle. The three-story approximately 133,298 GSF building is home to a number of UW Medicine programs and clinics, including: Allergy, Asthma & Immunology Clinic; Digestive Health Clinic; Nephrology Clinic; Primary Care Clinic; Sports Medicine Clinic; and Outpatient Surgery Center. The existing Outpatient Surgery Center is located on the first-floor extension at the northeast portion of the building and currently operates as a 23-hour surgery center with four operating rooms.

The proposed project is intended to modernize and expand the existing facility by remodeling the four existing and developing four new operating rooms, including upgrades and additions to associated support spaces. Approximately 13,831 GSF of the existing building would be remodeled and approximately 9,645 GSF of new building space would be developed for a total of 23,476 GSF of project work. Along with the addition of four new operating rooms, the project would include associated new pre-post operation cubicles and observation rooms, and new mechanical and electrical spaces. Existing pre-post operation cubicles and operation rooms, sterile processing, and staff support spaces would be renovated and modernized. The proposed building addition would be located beyond the northeast corner of the existing building.

As part of these on-site redevelopments, approximately four Tier 2 trees and one Tier 3 trees will be required to be removed. New replacement trees would be provided for every tree removed that is six inches or greater in diameter (including any Tier 1, Tier 2, and Tier 3 trees) and would be anticipated to meet or exceed City of Seattle tree replacement requirements.

There is a small wetland that SDCI determined was jurisdictional that will be impacted by the project building. The project will mitigate the impacts to this wetland as identified in a mitigation report through the City's in-lieu-fee program for off-site improvements. A Seattle City Light utility connection is required via a new line in the west drive aisle which is adjacent to and within a wetland buffer boundary. Although the trench for the utility line is in the paved drive aisle the project will mitigate the impacts to this buffer per requirements; mainly via onsite treatment of the soils.

The committee received project information on May 28 and the checklist on June 11. The committee reviewed and approved the SEPA checklist June 18, 2026 with minor edits.