



October 19, 2020

City of Bothell
Community Development
18415 101st Avenue NE
Bothell, WA 98011

**RE: SEPA Lead Agency
STEM4 Building
Building Permit # PRE2020-16276**

Per RCW 43.21C, WAC 197-11 and WAC 478-324-020 through 210, the University of Washington is the Lead Agency responsible for compliance with the State Environmental Policy Act (SEPA) for projects which the University initiates or delegated authority by Cascadia College for projects which the College initiates on the shared campus. These rules state that when an agency initiates a proposal, it is the lead agency for the proposal and defines lead agency as the agency with the main responsibility for complying with SEPA's procedural requirements.

Per the SEPA Guidelines, as the SEPA lead agency, the University of Washington has the authority to prepare determinations of exemption, threshold determinations, scoping, preparing and issuance of environmental impact statements, etc.

The SEPA review has been completed for the STEM4 Building as noted in the attached consistency memo stating how the project site has been reviewed with the 2017 Campus Master Plan Final EIS.

We look forward to working with the City of Bothell on this project.

Sincerely,

Julie Blakeslee, AICP
University Environmental & Land Use Planner
SEPA Responsible Official



SEPA Consistency Memorandum for the STEM4 Building

The August 2017 Final EIS for the Campus Master Plan for the University of Washington Bothell and Cascadia College reviewed the potential environmental effects for developing the campus over time. The following elements of the environment were studied per scoping and comments received on the Draft EIS:

- Earth
- Air Quality and Greenhouse Gases
- Wetlands/Plants and Animals
- Energy Resources
- Environmental Health
- Land use
- Population and Housing
- Aesthetics/Views
- Recreation and Open Space
- Historic and Cultural Resources
- Public Services and Utilities
- Transportation

Project Definition

The STEM4 building is being proposed in Development Area B of the campus to provide academic space supporting instruction, research, and the needs of students and faculty such as classrooms, labs, offices, lecture halls, and gathering. This project is jointly funded by UW Bothell and Cascadia College and they worked together on programming of the space and design of the building. The building is anticipated to up to 80,000 gross square feet (GSF). No building demolition is proposed.

Project Consistency with the Campus Development Agreement

The project is consistent with the allowed uses and development regulations as set forth in the Campus Master Plan and BMC 12.64.108. The allowed use is consistent with the use of the campus as defined in BMC 12.64.201.F. The project will not exceed the 65' maximum height and is within the allowed 407,200 GSF net new GSF allowed.

Project Consistency with the EIS

The following provides review of the proposed project by element of the environment:

Earth – Grading will be required for the building. A geotechnical study was conducted in support of the building permit and describes the current conditions, proposed construction practices, and structural requirements for the facility to ensure seismic hazard areas are avoided or mitigated. No liquefaction soils exist onsite and ground rupture or land sliding is anticipated. See **Attachment A**.



Air Quality and Greenhouse Gases – The construction and operation of the building are within the projects considered in the EIS.

Wetlands and Plants/Animals – No wetlands are identified on the site. The building has been sited and designed to minimize the number of trees to be removed while balancing the need for a well-functioning building and access. Trees will be replaced on a 1:1 ratio. No significant impact to plants or animals is anticipated.

Energy – The construction and operation of the building are within the projects considered in the EIS for energy consumption.

Environmental Health – The construction and operation of the building are within the projects considered in the EIS. No noise impacts from the project are anticipated due to the nature of its use, central location within the campus, screening, and the hours of use. An environmental soil assessment and characterization was conducted for the site and no petroleum hydrocarbons or MTCA metals were detected. See **Attachment B**.

Land Use – The building is an allowed use and is consistent with the use of the campus as defined in BMC 12.64.201.F.

Population and Housing – The construction and operation of the building is anticipated to increase the campus population by approximately 650 full-time equivalents (FTEs). No housing is proposed.

Aesthetics – No aesthetic impacts from the project are anticipated due to the building being located central to the campus, the existing onsite trees and vegetation, proposed planting, and being approximately 61 feet in height which is under the 65' height limit.

Recreation and Open Space – No recreation or open space impacts are anticipated. See the Campus Master Plan and EIS for recreational opportunities and significant open space provided.

Historic and Cultural Resources – No historic or cultural resource impacts are anticipated.

Public Services and Utilities – Utilities in the area are documented and are incorporated into the project; no significant impacts are anticipated. Short-term, local and temporary interruption of service may occur for any utility connections to the project site.

Transportation – The construction and operation of the building are within the projects considered in the EIS. A traffic concurrency analysis was prepared that reviewed traffic safety, transit service, non-motorized, parking, trip generation, and traffic operations. Based upon the City's criteria, the project trip generation and distribution, and the level of service (LOS) results, the concurrency corridors studied are anticipated to operate at LOS D or better under existing and future conditions and thus meet the City's concurrency standard of LOS E or better during the weekday PM peak hour. The project meets City of Bothell concurrency requirements. See **Attachment C**.



The UW Bothell and Cascadia College adopts the *August 2017 Final EIS for the Campus Master Plan for the University of Washington Bothell and Cascadia College* for the STEM4 project for purposes of SEPA. The relevant content has been briefly described above. The EIS may be reviewed at the following website address: <https://www.uwb.edu/getattachment/campusplanning/master-plan/UW-Bothell-Cascadia-Campus-Master-Plan-Final-EIS-8-7-17-Vol-1.pdf>

Julie Blakeslee, AICP

10.13.20
Dated

- Appendix A – Geotechnical Engineering Services, Cascadia STEM4 Building, Nov. 19, 2018
- Appendix B – Environmental Soil Characterization, UWB-CC STEM4 Building Site, Jan. 10, 2020
- Appendix C – Traffic Impact Analysis, STEM4 Building, September 2020