



**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3010765  
**Applicant Name:** Permit Consultants NW for the University of Washington  
**Address of Proposal:** 3931 Brooklyn Avenue NE

**SUMMARY OF PROPOSED ACTION**

Land Use Application to demolish a 10,602 sq. ft. building and allow construction of a 26,241 sq. ft. building (Ethnic Cultural Center). Determination of Non Significance has been prepared by the University of Washington.

The following approval is required:

**SEPA – to condition pursuant to 25.05.660**

**SEPA DETERMINATION:**  Exempt  DNS  MDNS\*  EIS  
 DNS with conditions  
 DNS involving non-exempt grading, or demolition,  
Involving another agency with jurisdiction.

\*The University of Washington Capital Projects Office prepared a Mitigated Determination of Non-Significance published on December 8, 2009.

**BACKGROUND INFORMATION:**

**Site and Area Description**

This project is located in the University of Washington (UW) West Campus. The development site is identified as 38W in the Campus Master Plan-Seattle 2003. The project site is located at 3931 Brooklyn Avenue NE. This is the current location of the existing approximately 10,600 gsf

single story wood-framed ECC building. The site features a northeast to southwest slope with approximately 12 feet of topographic relief.

This area of campus is characterized by a variety of uses and buildings and includes student housing, academic, university support and child care uses.

The University's West Campus Children's Center is located to the immediate west and the University's Staff Services building is located to the immediate south; the Burke-Gilman Trail is located further to the south. To the north, across Lincoln Way, is the Terry-Lander Residence Hall. To the east, across Brooklyn Avenue NE, is the ECC Instructional Center/Theater and University parking lot W12.

### Project Description

The project consists of demolition of the existing structure and construction of a new three-story, ±26,000 gsf structure to house the ECC. The new structure will include: additional office space and workspace for student organizations; more meeting space to allow for student events; more informal display space; and more multi-cultural library and computer resource space. Grading for the project is minimal and constitutes approximately 150 cubic yards of cut and fills on the site.

Parking is not impacted by the project and adequate supply exists in the University's parking inventory to meet the demands of this project.

Approximately 16 trees would be removed along the perimeter of the site. The existing exterior row of Pin Oak street trees along Brooklyn Avenue NE would be retained. None of the trees to be removed meet the criteria of "Exceptional" per the City of Seattle Director's Rule 2008-16. Following construction, the site would be landscaped. New trees, shrubs and groundcover would be planted around the perimeter of the building and throughout the site. New landscaping would reflect cultural diversity through the selection of plant materials.

### Ethnic Cultural Center

The University is a nationally recognized leader in the development and support of diversity programs and has been since the establishment of the Educational Opportunity Program in the 1960's and the development of the original Ethnic Cultural Center building in the early 1970's. The program's original goal to recruit, retain and educate minority students and staff at the University of Washington has been expanded to provide programs and learning environments where students and student organizations collaborate, develop and implement programs while building leadership and organizational skills.

The ECC building was designed in 1970 by Ben McAdoo, the first African American architect with an ongoing practice in Washington State; the single-story building was constructed in 1972. It was remodeled in 2001 to its current size of approximately 10,600 gsf. Originally home to four student organizations, the ECC program currently includes ±62 student organizations. Programming has evolved from a student gathering/performance space to include leadership and

organizational development and training as well. The ECC is considered a national leader in diversity programming and a model for multicultural student centers.

### **PUBLIC COMMENT**

The Notice of Application for the project was published by DPD on December 28, 2009. The required public comment period ended on January 10, 2010. No comments were made to DPD. The University of Washington published the Threshold Determination Mitigated Determination of Non-Significance on December 8, 2009. The public comment period ended on December 21, 2009. No comments were received.

CUCAC, the City University Community Advisory Committee, was briefed on the project and had no major comments.

### **ANALYSIS-SEPA**

The University of Washington is the SEPA Lead Agency. The University prepared a SEPA checklist and issued a Mitigated Determination of Non-Significance. The information in the checklist, the supplemental information submitted by the University, the experience of the lead agency and the Department of Planning and Development with the review of similar projects from the basis for this analysis and conditioning decision.

The SEPA Overview Policy (SMC 25.05.665D) clarifies the relationship between codes, policies and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to some limitations. Under such limited circumstances (see SMC 25.05.665.D.1-7), mitigation may be considered by the Department.

### **Short-term Impacts**

The project is likely to have short-term adverse, construction-related environmental impacts with respect to earth, noise, air, water quality, traffic and pedestrian circulation. No other elements of the environment appear likely to be adversely affected, and no other elements have been identified in the SEPA document.

Air, Earth, and Water. The project is likely to cause some minor soil erosion from grading and other site work while the earth is exposed. These include decreased air quality due to dust and other particulates produced by construction equipment and operations, and tracking of mud and dirt onto adjacent streets by construction vehicles. These air and earth impacts are expected to be minor in scope and would be limited to the period of site preparation, estimated to be about four months. Several adopted City codes and ordinances provide adequate mitigation. The

Street Use Ordinance provides for watering the streets to suppress dust; the Stormwater, Grading and Drainage Control Code provides for mitigation of earth impacts related to grading and excavation, such as soil erosion and runoff and the Seattle Building Code provides for appropriate construction measures in general. The Puget Sound Clean Air Agency regulates to enforce limitations on the airborne emission of dust and other particulate material.

According to the SEPA Checklist approximately 150 cubic yards of cut and fill will be associated with the project. Soil stabilization will be assured by compliance with the Stormwater, Grading and Drainage Control Code and the Building Code. Further, Director's Rule 200-16 was developed to apply Best Management Practices (BMP's) to prevent erosion and sedimentation from leaving construction sites or where construction will impact receiving waters. The implementation of BMP's, as contained in the DR 200-16, is a requirement for permit approval. The SEPA Checklist also states that Temporary Erosion and Sedimentation Control (TESC) Measures would be implemented to reduce risk of construction related erosion and no significant erosion impacts are anticipated.

Construction activities including worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions.

No conditioning pursuant to SEPA Policy authority regarding air, earth and water impacts is warranted.

No SEPA policy based conditioning of air, earth and a water impact is warranted.

Noise. Short-term noise from construction would be generated during working hours. Noise levels during construction would be expected to comply with University standards and the City of Seattle Noise Ordinance. The University will work with the University West Campus Children's Center and residence halls to the north to mitigate impacts and comply with all applicable construction regulations, including construction noise regulations which would minimize temporary noise impacts to surrounding uses.

Circulation and Traffic. Pedestrian and bicycle routes would be affected during the construction period. Temporary bicycle and pedestrian routes would be implemented by the University during construction activities.

The University and the contractor for the project will prepare a construction traffic plan for workers and construction vehicles. This plan shall be submitted to DPD prior to issuance of a construction permit. The plan shall outline delivery routes for truck trips to minimize disruption to traffic flow on adjacent streets and roadways, including appropriate signage, flaggers, route definitions, flow of vehicles and pedestrians during construction. The plan shall identify truck and construction circulation routes between the site and regional routes such as I-5 or SR 520.

The plan shall require delivery trucks and material transportation trucks to avoid P.M. peak traffic periods on City streets between three and six in the afternoon.

Parking. There is both structured parking and surface parking located on campus within several blocks for the project site. These facilities would serve as construction-worker parking. There is no on-site parking therefore there will be no dislocated parking permit holders. No mitigation of short term parking impacts is necessary.

Greenhouse Gases. Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

### **Long-term Impacts**

The SEPA checklist and supporting documents disclosed impacts associated with all the elements of the environment. The long term impacts associated with plants, historic and cultural preservation, light and glare, land use and aesthetics warrant discussion. Elements of the environment not discussed below are not adversely affected and/or are adequately mitigated by existing codes and ordinances and/or mitigating components of the proposal itself.

Plants. The exterior row of street trees (Pin Oaks) along Brooklyn Avenue NE will be retained. A total of 16 trees will be removed. None of these trees are considered exceptional under the City's tree preservation regulations

Following construction, the site will be landscaped. New trees, shrubs and groundcover will be planted around the perimeter of the building and throughout the site. New landscaping would reflect cultural diversity through the selection of plant materials. Plant species would include native plants that were historically used for food, building materials and medicine. In addition, a stormwater management landscape feature and benches would be incorporated on the eastern edge of the site, adjacent to Brooklyn Avenue NE, to provide a visually pleasing and usable pedestrian environment.

Historic and Cultural Preservation. A Historic Resource Addendum was prepared by the Johnston Partnership Architects. The ECC is associated with increasing awareness during the late 1960's of the need to address the concerns of ethnic minorities on the campus and nationally. When the building was completed in 1972, it was considered the first building to house four ethnic groups in one off-campus center. The building was also designed by Benjamin F. McAdoo Jr., the first African-American architect to have an ongoing practice in Washington State. McAdoo's designs typically contained a connection to the site through a physical emphasis of horizontality and a visual connection through a conspicuous amount of glazing. This building is representational of his later work, although other institutional buildings, including the Queen Anne Swimming Pool, may be considered more significant architecturally. McAdoo is particularly known for his earlier residential designs, including his own residence

completed in 1958, or the George H. Hage residence completed in 1956. The ECC's physical integrity was significantly impacted by alterations completed in 2001. The alterations eliminated a significant amount of the exterior glazing and the northern and southern patio/deck areas, as well as completely modifying the feeling of the entrance. Altering these features severely impacts the design intent of the building. Further, the elimination of the open central courtyard further diminished the original design integrity and the feeling of the user experience by again impacting the transition between interior and exterior garden spaces. Without restoration of these features, the building lacks sufficient integrity to be considered an outstanding example of Northwest Contemporary architecture or true to the design intent of the architect.

Aesthetics. The ECC would be approximately 36 feet in height (three stories). Rooftop features would bring the total building height to approximately 49 feet. Principle exterior building features would include glass, concrete, wood and composite siding panels. Glass walls on the western and eastern facades would also include vertical wood sunshades over a portion of their elevations. The main entrance would be located at the northeast corner of the building near the intersection of Lincoln Way and Brooklyn Avenue NE. Views to and from the site are limited due to the presence of existing mature trees. The visual character of the site would change from a one story structure to a three story structure.

Light and Glare. The building would generate light and glare that would be typical of University buildings, including street lights, interior and exterior building lighting. There would be light spillage would occur immediately around the building from transparent surfaces/windows. This would be typical and similar to other University structures.

Land Use. The CMP-Seattle 2003 identifies potential development sites and includes guidelines and policies for the development of three million square feet of building area on campus. The ECC is identified as Site 38W and has the capacity to support 208,000 square feet of future building space.

Consistent with the Plan, the University proposes to demolish the existing ECC and develop a new three-story structure. The Plan also indicates the amount of new development allowed in each sector during the planning period covered in the document. The CMP-Seattle 2003 indicates that approximately 870,000 gsf of new development is allowed in the West Sector. It further indicated that up to 20 percent additional gsf of development is allowed in each sector without an amendment to the Plan. A total of 1,044,000 gsf of new development is permitted in the West Sector. This project and other projects within the West Sector do not exceed the 1,044,000 gsf amount.

**CUCAC Review**

CUCAC (City University Community Advisory Committee) has reviewed the project and had no major comments.

**DECISION – SEPA**

DPD has analyzed the proposal as described in plans provided by the University, has reviewed the SEPA checklist issued by the University and exercises substantive SEPA authority to condition the issuance of construction permits for the proposed development.

DPD approves the project subject to the conditions listed below.

**CODE REQUIREMENTS**

A Notice of Intent must be filed with the Puget Sound Clean Air Agency prior to demolition of the existing structure.

**CONDITIONS – SEPA**

Prior to Construction Permit Issuance (including grading, demolition and construction)

1. The University of Washington will prepare a construction traffic plan for workers, for review and approval by DPD. The plan shall outline delivery routes for truck trips to minimize disruption to traffic flow on adjacent streets and roadways, including appropriate signage, flaggers, route definitions, flow of vehicles and pedestrians during construction. The plan shall identify truck and construction equipment circulation routes between the site and regional routes such as I-5 or SR 520. Truck traffic related to the construction activity should avoid peak period 3:00 – 6:00 PM, Monday through Friday.

Before and During Construction

2. The University of Washington and/or other responsible parties shall implement the approved construction traffic plan.

Signature: \_\_\_\_\_ (signature on file) \_\_\_\_\_ Date: June 14, 2010

Scott Kemp, Senior Land Use Planner  
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Land Use Services

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