

# **ATTACHMENT A**

**VOLUME I**  
**FINAL**  
**ENVIRONMENTAL IMPACT STATEMENT**

for the

**UNIVERSITY of WASHINGTON**  
**MASTER PLAN**  
**SEATTLE CAMPUS**

University of Washington  
Capital Projects Office

This Final EIS for the University of Washington's *Master Plan Seattle Campus* has been prepared in compliance with the State Environmental Policy Act of 1971 (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and rules adopted by the University of Washington implementing SEPA (478-324 WAC). Preparation of this EIS has been the responsibility of the University's Capital Projects Office. The Capital Projects Office and the University's SEPA Advisory Committee have determined that this document has been prepared in a responsible manner using appropriate methodology and they have directed the areas of research and analysis that was undertaken in preparation of this EIS. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action. As a Final EIS, it accompanies the *Proposed Action* and will be considered in making the final decisions on the proposal.

**Date of Draft EIS Issuance**..... **October 16, 2000**  
**Draft EIS Public Hearing** ..... **November 9, 2000**  
**Date Comments were Due on the Draft EIS** ..... **January 10, 2001<sup>1</sup>**  
**Date of Final EIS Issuance**..... **September 10, 2001**

---

<sup>1</sup> Comments on the Draft EIS were originally due by November 30, 2000. This deadline, however, was extended to January 10, 2001 for all Draft EIS recipients.

*The Shoreline District of the City of Seattle is divided into eleven environment classifications, including: Conservancy Navigation, Conservancy Preservation, Conservancy Recreation, Conservancy Management, Conservancy Waterway, Urban Residential, Urban Stable, Urban Harbortront, Urban Maritime, Urban General and Urban Industrial*

*The shoreline of the University of Washington contains three environments, Urban Stable (US), Conservancy Management (CM), and Conservancy Preservation (CP) – refer to Figure 13 of the Water Section for a map illustrating the campus environments.*

*The purpose of the US Environment is to provide opportunities for substantial numbers of people to enjoy the shorelines by encouraging water-dependent recreational uses and by permitting non-water dependent commercial uses if they provide substantial public access and other public benefits.*

*The purpose of the CM shoreline environment is to conserve and manage areas for public purposes, recreational activities and fish migration routes. While the natural environment need not be maintained in a pure state, developments shall be designed to minimize adverse impacts to natural beaches, migratory fish routes and the surrounding community.*

*The purpose of the CP Environment is to preserve, protect, restore, or enhance certain areas which are particularly biologically or geologically fragile, and to encourage the enjoyment of those areas by the public.*

Discussion: Proposed Master Plan Seattle Campus uses in the CP Environment (East Campus shoreline along Union Bay) would be consistent with the intent of the CP Environment and would be limited to pathways, pedestrian bridges, viewing platforms, dikes to retain seasonal ponds and the plant collections of the Center for Urban Horticulture. Boating activity near the shoreline environment would be discouraged.

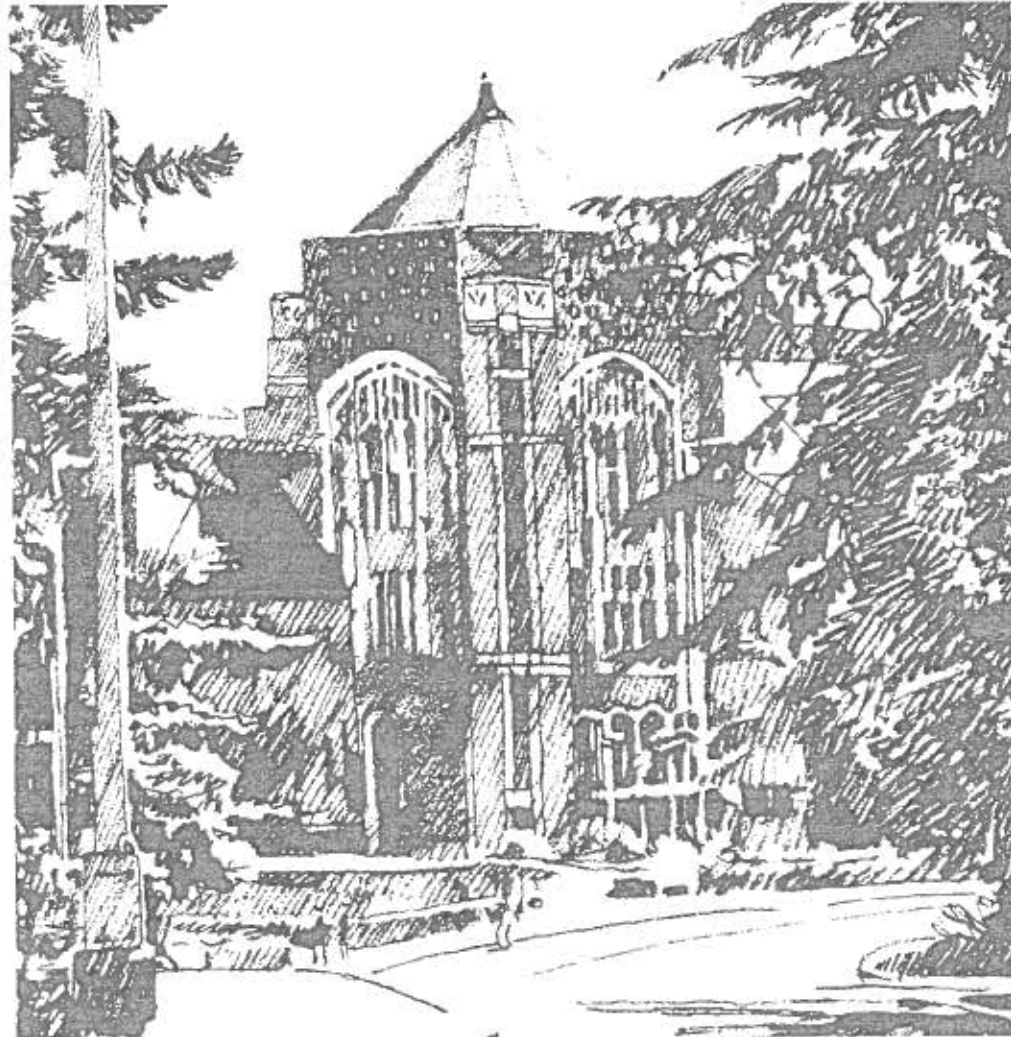
Proposed uses in the CM Environment (East and South Campus shoreline along Union Bay and the Lake Washington Ship Canal) would include wildlife habitat, nature study, water dependent research, active and passive recreation, intercollegiate athletics, intramural athletics, boat moorage, boat rental, boat launching, dry storage of boats, and parking and access. The proposed shoreline uses would encourage public use of the shorelines. All shoreline development would be designed and managed in a manner sensitive to the natural shoreline environment.

Proposed uses in the US Environment (South Campus shoreline along Portage Bay) include passive recreation, boat storage and public service uses in the upland portions of the environment. Proposed uses would be consistent with the policies of the US Environment.

Project specific review would be conducted at the time of a specific building proposal, and compliance with shoreline regulations would be assured through the shoreline permit process.

# **ATTACHMENT B**

# UNIVERSITY OF WASHINGTON MASTER PLAN SEATTLE CAMPUS



Approved Compiled Plan  
January 2003

lower than the normal University of Washington standards and leased/ acquired to meet short-term facility needs.

While the University discourages the use of temporary facilities, due to the need for temporary surge space during construction and continuing departmental space shortages for many University units, temporary facilities may represent the only viable alternative for short-term occupancy. It has policies and procedures in place to review and approve the use of temporary facilities and to ensure that their use is only temporary and utilized when there is no other space option. Temporary structures will be designated for a specific length of time and the need and timeframe will be evaluated by the University's Design Review Board. The Design Review Board will also review any extensions.

Temporary uses, accessory uses, and events, which fulfill the mission and goals of the University, are permitted.

### **Uses**

Institutional uses within the following use categories are permitted: academic, open space, transportation, housing, mixed-use, and all other uses that are determined by the University to be necessary to fulfill the mission of the University of Washington (see Definitions in this chapter for institutional use definitions). Uses on each potential development site are limited to those shown in the sixth column on Table IV-4, on page 86 of this plan.

### **Development Review**

The zoning of the Campus is Major Institution Overlay (MIO), with the area covered by the MIO zoning as shown in Figure V-1. As provided in SMC 23.69.006 and SMC 23.12.120, development within the MIO is governed by this Campus Master Plan, not the underlying zoning or land use code. Within the MIO boundaries for the University of Washington, development standards of the underlying zoning may be modified by an adopted master plan or by an amendment or replacement of the 1998 City University Agreement. This Campus Master Plan replaces all the underlying zoning standards with the development standards in this Campus

Master Plan (for all University development occurring within the MIO boundary). The development standards are tailored to the University of Washington and its local setting and are intended to allow development flexibility and improve compatibility with surrounding uses. The development standards supercede the standards of the underlying zone. If a development standard of the underlying zone is not discussed in this chapter, it does not apply.

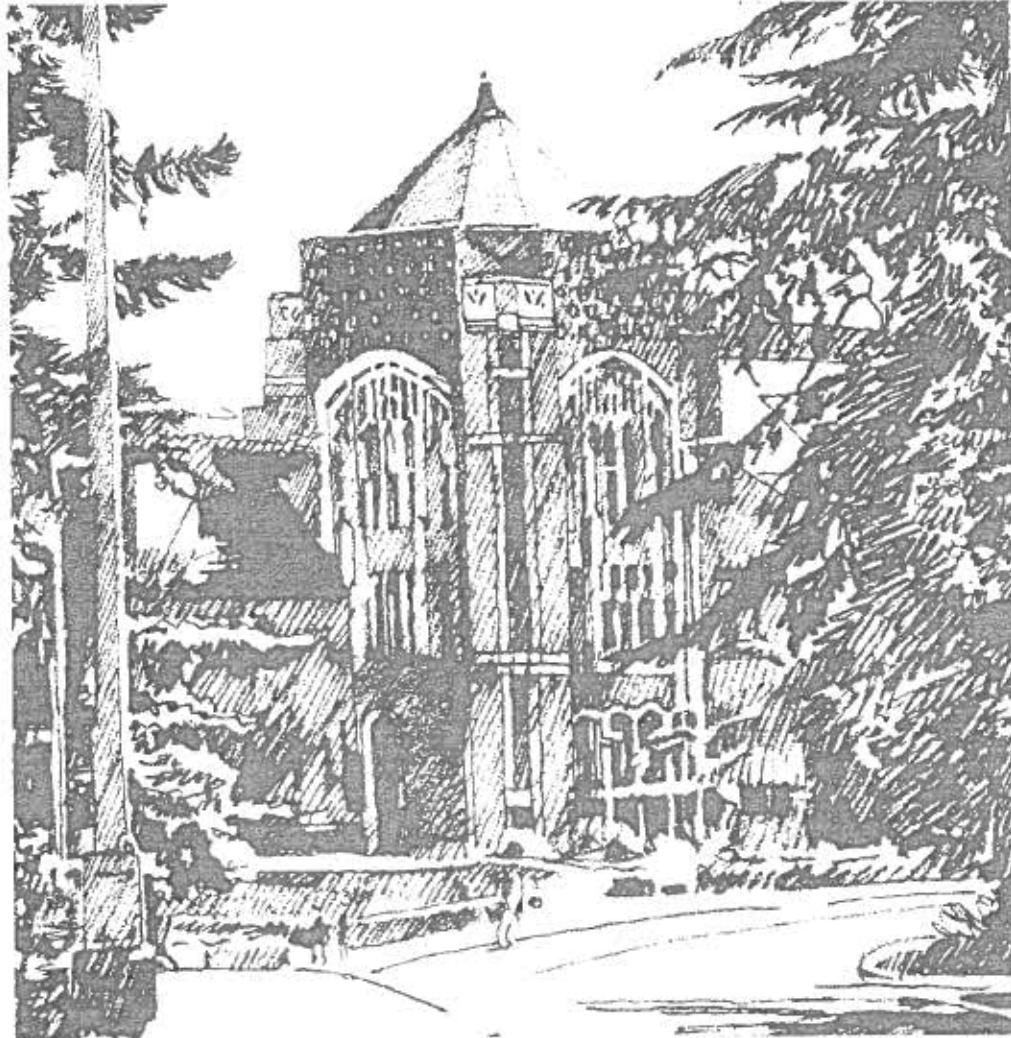
Standards not addressed in the Campus Master Plan may be developed in the future by the University provided they are consistent with and guided by the goals and policies of the 1998 City-University Agreement and the goals and policies of this Campus Master Plan relevant to the proposed use provided. However, the lack of specificity in the Campus Master Plan development standards shall not result in application of provisions of the underlying zoning or other provisions in the City's land use code.

State and federally mandated regulations such as critical areas and/or endangered species are acknowledged and will be followed.

Exceptions and/or variations from other local regulatory standards may be required to implement the master plan. Such details are not known at this stage of the process. Under the Campus Master Plan, such exceptions shall be considered as part of the administrative review and approval of specific projects and evaluated by the Campus Master Plan policies, goals and objectives. Strict adherence to these other standards are not a requirement of the Campus Master Plan.

# ATTACHMENT C

# UNIVERSITY OF WASHINGTON MASTER PLAN SEATTLE CAMPUS



Approved Compiled Plan  
January 2003



6. The University will comply with the provisions of the Seattle Shoreline Master Program and other applicable State or Federal laws.
7. Planning of specific projects is subject to additional review through the capital budget process by the Office of Financial Management and the State Legislature.

#### Capital Budgeting

1. The Campus Master Plan is intended as a framework for future development of capital projects. The University's biennial capital budgeting process will continue to be the primary basis for the identification of specific facility needs and priorities.
2. The Campus Master Plan and the capital budgeting process must provide long-term flexibility to accommodate unexpected continuous program changes as well as State and National initiatives.
3. Not all projects included in the capital budgets will be included in the Campus Master Plan. Buildings less than 4,000 gross square feet, in-fill development of existing buildings, temporary facilities, renovation projects that will not involve material expansion and other projects categorically exempt from SEPA review will not be included.

#### Relationship to Existing Plans

1. The GPDP adopted in 1992 will remain in effect until the Campus Master Plan is adopted by the University of Washington Board of Regents and City Council.
2. The remaining development capacity under the GPDP is approximately 1.5 million gsf. Of the 1.5 million gsf, 1.2 million gsf is allocated to eight projects in design or construction under the GPDP. These projects are the Law School, EE/CSE, BioSciences, UWMC Surgery Pavilion, Crew House, IMA Expansion, Indoor Practice Facility and 25th Avenue Housing (i.e.

Blakeley Village Addition). The unallocated balance is approximately 300,000 gsf.

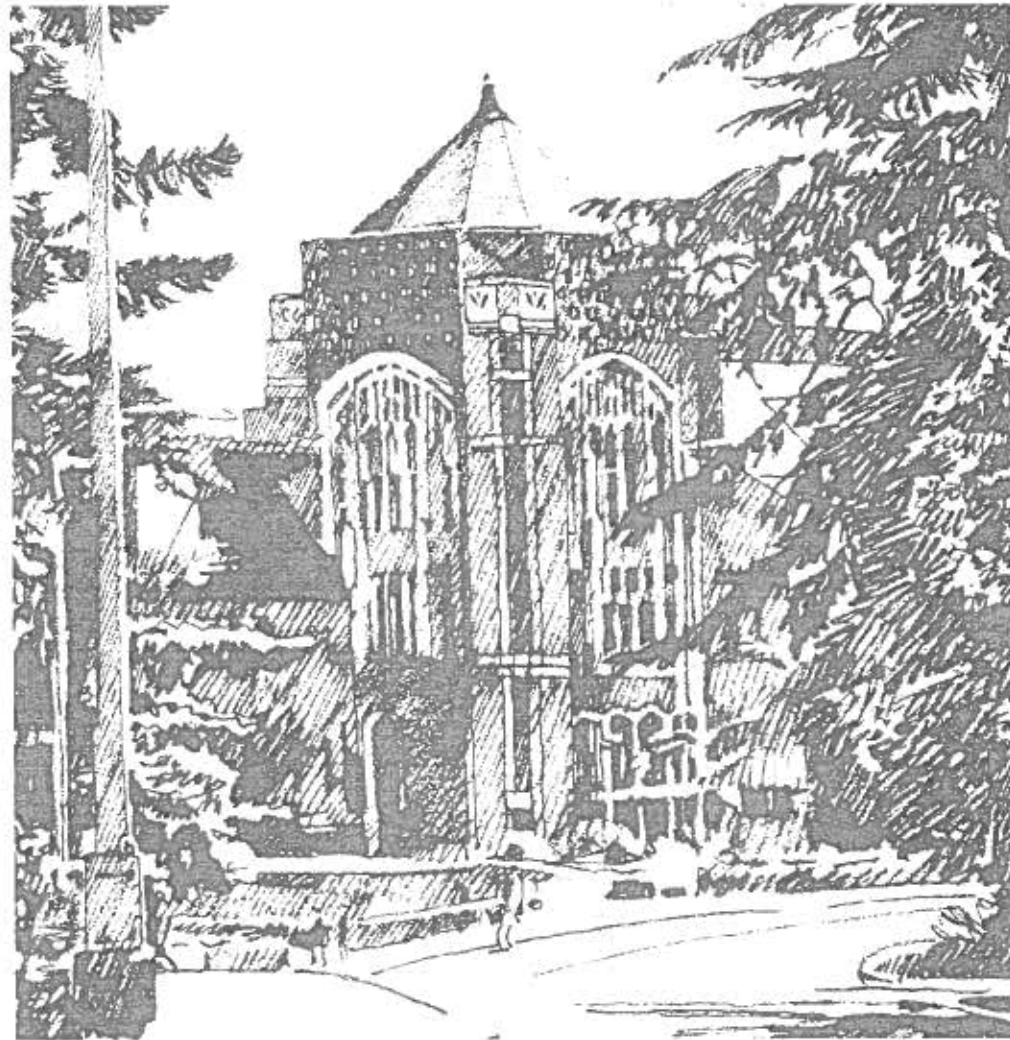
3. The Campus Master Plan does not include the University's plans for branch campuses or off-campus facilities, except for plans for acquisition or leasing of land within the primary and secondary impact zones as provided by Section II.E.2. and 3. of the 1998 City-University Agreement.

#### Existing Conditions and Development Constraints

1. The University owns approximately 643 acres within the campus boundaries (page 126-127). Approximately 60 acres of non-University property are located within these boundaries.
2. Of the 643 acres owned by the University, approximately 70 acres are under water and 165 additional acres are unstable wetland and landfill areas which are environmentally sensitive and unsuitable for major building construction.
3. The campus includes approximately 12,000 linear feet of shoreline which is subject to the regulations of the Seattle Shoreline Master Program adopted pursuant to the Shoreline Management Act of 1971. These regulations extend landward for 200 feet and place stringent restrictions on approximately 55 acres of campus (page 38).
4. The West and Southwest campuses are bisected by numerous City streets which may have implications on development.
5. The campus contains substantial landscaped open space which the University is committed to conserve for historical, aesthetic and environmental reasons (see *Chapter IV Development Program*).
6. Detailed information regarding the existing conditions of the campus is included in the Environmental Impact Statement and has been considered in the development of the Campus Master Plan.

# **ATTACHMENT D**

# UNIVERSITY OF WASHINGTON MASTER PLAN SEATTLE CAMPUS



Approved Compiled Plan  
January 2003

## Conservancy Preservation Zone

### Use Policies:

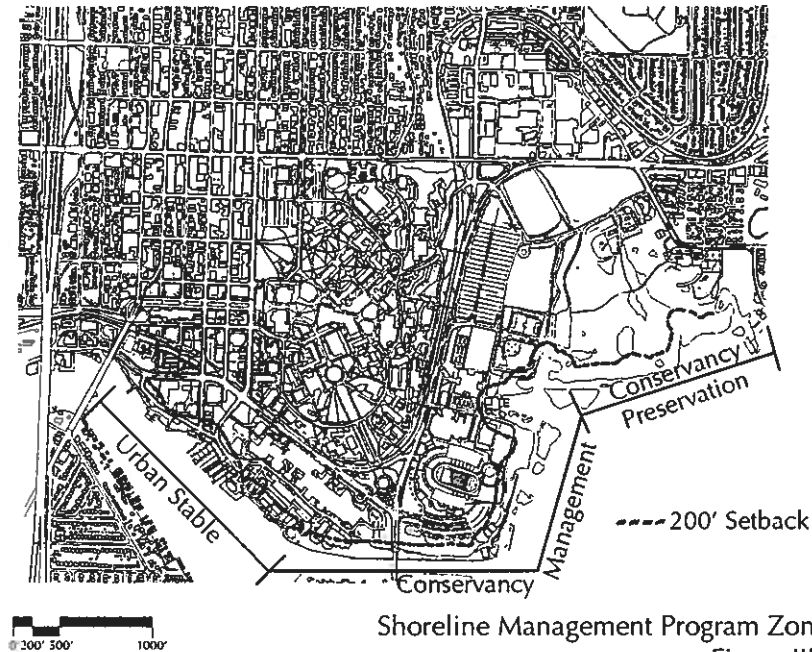
- New uses within the Conservancy Preservation shoreline environment from Waterway #2 to the Union Bay Slough, including associated wetlands, will be limited to those involving wildlife habitat, nature study, environmental research, and passive recreation. Boating activity near the shoreline environment will be discouraged, other than to provide access consistent with the Access Policies associated with the Conservancy Preservation Zone. Other uses permitted in the Conservancy Preservation Zone may also be allowed.

### Access Policies:

- Access in the Conservancy Preservation shoreline environment and associated wetlands will be limited to boats and pedestrians utilizing designated foot paths, view points and boat access points. Access will be available to the general public, provided that such access does not degrade the wildlife habitat. Bicycling, jogging, and dog walking will be discouraged in the Conservancy Preservation shoreline environment except on designated paths. Temporary restrictions on access may be required during nesting periods or to restore habitat. Except for a few dead-end pathways terminating at viewpoints, pedestrian access within the Conservancy Preservation shoreline environment will not be provided directly on the shoreline, but will be set back to protect wetland areas. No access will be provided to the peat islands in Union Bay.

### Development Policies:

- Development within the Conservancy Preservation shoreline environment and associated wetlands will be limited to pathways, pedestrian bridges, viewing platforms, floats, dikes to retain seasonal ponds, and the plant collections of the Center for Urban Horticulture.
- Landscaping in the Conservancy Preservation Zone will place emphasis on plants which enhance the wildlife habitat. An inventory of plants will be completed and maintained for teaching and research.



Shoreline Management Program Zones  
Figure III-9

## Conservancy Management Zone

### Use Policies:

- New uses within the Conservancy Management shoreline environment, extending from the Union Bay Slough and associated wetlands to the existing Fisheries Pond, will include wildlife habitat, nature study, research, active and passive recreation, intercollegiate athletics, boat moorage, boat rental, boat launching, dry storage of boats, streets, utilities, and parking associated with these uses. Other uses permitted in the Conservancy Management Zone may also be allowed.
- The primary uses of the high-bank, ship canal waterfront will be passive recreation related to viewing boating activities, including crew races and other special water-based events. The open space character of this area will be retained as a major amenity for the large Health Sciences population, University faculty, students, staff, and the general public.