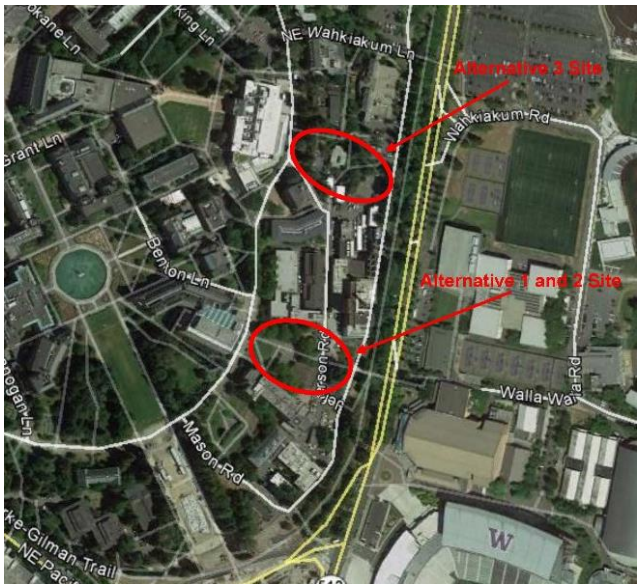
UNIVERSITY OF WASHINGTON COMPUTER SCIENCE AND ENGINEERING II PROJECT

Final Supplemental Environmental Impact Statement



UNIVERSITY OF WASHINGTON

January 2016

FINAL

SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

for the

UNIVERSITY of WASHINGTON

Computer Science and Engineering II Project

University of Washington

Capital Projects Office

The Final Supplemental EIS (Final SEIS) for the University of Washington *Computer Science and Engineering II Project has* been prepared in compliance with the State Environmental Policy Act (SEPA) 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 Final SEIS is 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 were undertaken in preparation of this Final SEIS. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action; in its final form, it will accompany the *Proposed Action* and will be considered in making the final decisions on the proposal.

Date of Draft SEIS Issuance ..... **October 8, 2015**

Date of Final SEIS Issuance.....**January 20, 2016**

FACT SHEET

PROJECT TITLE	**University of Washington Computer Science and Engineering II (CSE II) Project**
PROPONENT/APPLICANT	University of Washington
LOCATION	Two sites are analyzed as part of this SEIS: Site 16C and Site 14C. Site 16C is generally bounded by the Mechanical Engineering Building, Engineering Annex and University Power Plant to the north, Mason Road NE to the east, More Hall to the south, and Stevens Way NE to the west. Site 14C is generally bounded by the University of Washington Faculty Club Building and Fluke Hall to the north, Mason Road NE to the east, Loew Hall and the Central Power Plant to the south, and the Engineering Library Building, Stevens Way NE and the HUB to the west
PROPOSED ACTION	Development of a new computer science and engineering building that meets the needs, goals and objectives of the Department of Computer Science and Engineering.
EIS ALTERNATIVES	For the purposes of environmental review, four alternatives are analyzed in this SEIS, including Alternative 1 – Preferred Alternative: Development of CSE II Project on Site 16C; Alternative 2 – Development of the CSE II Project on Site 16C and Retention of More Hall Annex[1] (two design scenarios); Alternative 3 – Development of the CSE II Project on Site 14C (two design scenarios); and, Alternative 4 – No Action Alternative. In addition, two design scenarios are analyzed under Alternatives 2 and 3.

[1] On August 29, 2007, the United States Nuclear Regulatory Commission (NRC) terminated the facility operating license for the More Hall Annex and released the facility for unrestricted use (see Draft SEIS Appendix D for a copy of the letter).

Alternative 1 – Preferred Alternative: Development of CSE II Project on Site 16C

Under Alternative 1, the proposed CSE II Project would be located on Development Site 16C and development of the project would include the removal of the existing More Hall Annex Building. The proposed four and a half-story building would contain approximately 134,000 gross square feet of academic and research uses, including space for classrooms, offices, conference rooms, research areas, administrative areas, and student/faculty support spaces. Of the approximately 134,000 gross square feet of building area, approximately 109,250 square feet would be considered above-ground space and approximately 24,750 square feet would be considered below-ground space.

Alternative 2 - Development of the CSE II Project on Site 16C and Retention of the More Hall Annex

Given the design challenges of meeting the CSE II program goals on Site 16C while retaining all or a portion of More Hall Annex, two design scenarios are analyzed for Alternative 2

Under Alternative 2 – Scenario 2.1, the More Hall Annex would remain on the site and the CSE II Building would surround the Annex on the north, east and west sides of the More Hall Annex. Approximately 30 to 40 feet of separation would be provided between the CSE II Building and More Hall Annex on each side and the CSE II Building would not connect to the More Hall Annex at the surface level. The two buildings would be connected at the basement, and the lower level of the More Hall Annex would be utilized as part of the new CSE II Building; the upper penthouse portion of the More Hall Annex would not be utilized as a portion of the CSE II Building. The CSE II Building would include four and a half stories (including a basement level) and contain the same building area and provide the same uses as under Alternative 1.

Under Alternative 2 – Scenario 2.2, the existing More Hall Annex would be retained on the site and the CSE II Building would be constructed to the north, east and west of the More Hall Annex. The two buildings would be connected at the basement and Level 1 portion of the CSE II Building and the existing More Hall Annex space would utilized as part of the new building on both levels. Under this scenario, the CSE II Building would include four and a half stories (including a basement level) and would also contain the same amount of building area and building uses as described under Alternative 1.

Alternative 3 – Development of CSE II Project on Site 14C

Two design scenarios are also analyzed under Alternative 3 for development of the CSE II Project on Site 14C.

Alternative 3 – Scenario 3.1 would construct the CSE II Building as a low rise building (four levels, including a partial basement) in an east-west orientation along the northern portion of Site 14C. Approximately 130,000 square feet of building space would be provide, including a similar mix of uses as Alternative 1.

Alternative 3 – Scenario 3.2 would construct the CSE II Building as a high-rise building (seven levels, including a partial basement) with a north-south orientation along Stevens Way and Jefferson Road. Approximately 130,000 square feet of building space would be provided with a similar mix of uses as Alternative 1.

Alternative 4 – No Action Alternative

Under the No Action Alternative, the *CSE II Project* would not be constructed and the existing uses on the site would remain (More Hall Annex on Development Site 16C and University Facilities Buildings and Plant Operation Annex Buildings on

Development Site 14C). The CSE Program would continue to utilize the existing Paul G. Allen Center and would likely experience increasing capacity and facility deficiencies.

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PURPOSE OF THIS SEIS

This SEIS supplements the *2003 University of Washington Master Plan-Seattle Campus* EIS (*CMP-Seattle 2003*). This SEIS provides supplemental environmental analysis of environmental issues associated with the proposed *CSE II Project* that were not analyzed in the *CMP-Seattle 2003* EIS.

This SEIS is intended to address the potential for significant adverse environmental impacts that could occur as a result of the Proposed Action. The SEPA environmental review process is designed to be used along with other decision-making factors to provide a comprehensive review of the proposal (WAC 197-11-055). The purpose of SEPA is to ensure that environmental values are given appropriate deliberation, along with other considerations.

FINAL ACTION

The decision by the Board of Regents, after consideration of environmental impacts and mitigation, to select a development alternative, approve the project and authorize award of the General Contractor/Construction Manager (GC/CM) contract by the Capital Projects Office.

PERMITS AND APPROVALS

Preliminary investigation indicates that the following permits and/or approvals could be required or requested for the Proposed Actions. Additional permits/approvals may be identified during the review process associated with specific development projects.

University of Washington

- Project Approval, design approvals, authorization to prepare contract documents, and authorization to Call-for-Bids.

Agencies with Jurisdiction

- ***State of Washington***
  - Dept. of Labor and Industries
  - Dept. of Ecology, Construction Stormwater General Permit

- ***City of Seattle***
  - Master Use Permit
  - Grading Permit
  - Shoring Permit
  - Building Permits
  - Electrical Permits
  - Mechanical Permits
  - Occupancy Permits
  - Comprehensive Drainage Control Plain, Inspection and Maintenance Schedule
  - Construction Stormwater Control Plan Approvals

- ***Seattle-King County Department of Health***
  - Plumbing Permits

- ***Puget Sound Clean Air Agency***
  - Demolition and Asbestos Notification

DRAFT AND FINAL SEIS AUTHORS AND PRINCIPAL CONTRIBUTORS

The *CSE II Project* Draft and Final SEIS have been prepared under the direction of the University's Capital Projects Office and analyses were provided by the following consulting firms:

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PREVIOUS ENVIRONMENTAL DOCUMENTS

Per WAC 191-11-635, this SEIS incorporates by reference the following environmental document:

- University of Washington Master Plan-Seattle Campus EIS (2003)

LOCATION OF BACKGROUND INFORMATION

Background material and supporting documents are located at the office of:

University of Washington
Capital Projects Office
University Facilities Building
Box 352205
Seattle, WA 98195-2205
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DATE OF FINAL SEIS ISSUANCE

January 20, 2016

AVAILABILITY OF THE DRAFT AND FINAL SEIS

The Draft and Final SEIS have been distributed to agencies, organizations and individuals noted on the Distribution List contained in **Appendix A** to this document. Copies of the Draft and Final SEIS are also available for review at the University's Capital Projects Office (University Facilities Building), on the University's Online Public Information Center (http://cpo.uw.edu/projects/sepa), and at the following University and Seattle Public Libraries:

University of Washington

- Suzzallo Library
- Architecture and Urban Planning (Gould Hall)

Seattle Public Libraries

- Downtown Central Library (1000 Fourth Avenue)
- University District Branch (5009 Roosevelt Way NE)
- Montlake Branch (2300 24th Avenue E)

A limited number of copies of the Draft and Final SEIS are available at the University's Facilities Building while the supply lasts. Additional copies may be purchased at the University's Facilities Building for the cost of reproduction.

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(As Published in the Draft SEIS)

CHAPTER 1
SUMMARY

1.1 INTRODUCTION

This chapter provides a summary of the environmental analysis as presented in the Draft Supplemental Environmental Impact Statement (Draft SEIS) for the University of Washington Computer Science and Engineering II (CSE II) Project (issued on October 8, 2015)[1]. This summary briefly describes the Proposed Action and the EIS Alternatives (Alternative 1, Alternative 2, Alternative 3 and Alternative 4), and contains a comprehensive overview of environmental impacts identified for the alternatives. Please see **Chapter 2** of this Final SEIS for a more detailed description of the Proposed Action and alternatives and **Chapter 3** of the Draft SEIS for a detailed description of the affected environment, environmental impacts, mitigation measures, and significant unavoidable adverse impacts.

The primary mission of the University of Washington is the preservation, advancement and dissemination of knowledge and as one of the University's fastest growing programs, the CSE Program contributes significantly to the University's ability to fulfill its primary mission. The CSE Program includes two undergraduate programs (Computer Science in the College of Arts and Sciences, and Computer Engineering in the College of Engineering) and a graduate program. The CSE Program currently has approximately 600 undergraduate students, 375 graduate students, as well as 50 faculty members and 50 staff members (*University of Washington, 2015*).

Currently, the CSE Program is primarily housed in the six-story Paul G. Allen Center for Computer Science and Engineering which was constructed in 2003 and contains approximately 160,000 gross square feet of building area. The CSE Program has grown significantly at every level (undergraduate students, graduate students, faculty, staff, etc.) to meet the high demand in the region for CSE graduates and research. Due to the success of the CSE program's educational and research initiatives, the amount of space in the Paul G. Allen Center is substantially short of the current program needs and the deficiency becomes even greater when taking into account the consistent rate of program growth. The proposed CSE II Project would provide additional academic and research space to meet the current and future needs of the CSE Program while maintaining connections and allowing continued collaboration with the existing CSE Program within the Paul G. Allen Center. The preferred location of the CSE II Project, across Stevens Way NE from the Paul G. Allen Center, would allow for the creation of a unified CSE complex and allow for collaboration between students, faculty and staff within the two buildings.

The preferred site for the proposed CSE II Project is identified in the University of Washington Seattle Campus Master Plan (*CMP-Seattle 2003*) as Development Site 16C. The

[1] This chapter is a reproduction of Draft SEIS Chapter 1 and does not reflect changes made since the issuance of the Draft SEIS.

Project would include four stories and approximately 134,000 square feet of academic and research uses, and would provide space for classrooms, offices, research areas, communal spaces, administrative areas, and support space.

For the purposes of environmental review, four alternatives are analyzed in the Draft SEIS, including Alternative 1 – Preferred Alternative: Development of CSE II Project on Site 16C; Alternative 2 – Development of the CSE II Project on Site 16C and Retention of More Hall Annex[2] (two design scenarios); Alternative 3 – Development of the CSE II Project on Site 14C (two design scenarios); and, Alternative 4 – No Action Alternative. In addition, two design scenarios are analyzed under Alternatives 2 and 3.

Alternative 1 – Preferred Alternative: Development of CSE II Project on Site 16C

Location

The approximately 2.2-acre (97,500-square foot) Alternative 1 site (CMP-Seattle 2003 Development Site 16C) is located in the Central Campus of the University of Washington and is generally bounded by the Mechanical Engineering Building, Engineering Annex and University Power Plant to the north, Mason Road NE to the east, More Hall to the south, and Stevens Way NE to the west.

Design Concept

The CSE II Project under Alternative 1 would provide additional academic and research space to meet the current and future needs of the CSE Program in a location that would allow for a unified CSE Program Complex (immediately east of the existing Paul G. Allen Center for Computer Science and Engineering) and continued collaboration between faculty, staff and students. Under Alternative 1, the proposed CSE II Project would be located on Development Site 16C and development of the project would include the removal of the existing More Hall Annex Building (listed in the National Register of Historic Places [NRHP]). The proposed four and a half-story building would contain approximately 134,000 gross square feet of academic and research uses, including space for classrooms, offices, conference rooms, research areas, administrative areas, and student/faculty support spaces. Of the approximately 134,000 gross square feet of building area, approximately 109,250 square feet would be considered above-ground space and approximately 24,750 square feet would be considered below-ground space. The proposed building height would be approximately 63 feet at its highest point, which would be below the 65-foot height limit established for the site under the *CMP-Seattle 2003*. The design under Alternative 1 would also maintain pedestrian circulation through the site via an

[2] On August 29, 2007, the United States Nuclear Regulatory Commission (NRC) terminated the facility operating license for the More Hall Annex and released the facility for unrestricted use (see Appendix D for a copy of the letter).

enhanced Snohomish Lane pathway to preserve and enhance the connection between the Central Campus and areas to the east.

Alternative 2 – Development of the CSE II Project on Site 16C and Retention of the More Hall Annex

Location

Under Alternative 2, the Computer Science and Engineering II Project would be located on the approximately 2.2-acre Development Site 16C as described above for Alternative 1, and would include the retention of the existing More Hall Annex.

Design Concept

Under Alternative 2, the Computer Science and Engineering II Project would be located on Development Site 16C and would include the retention of the existing More Hall Annex. Given the design challenges of meeting the CSE II program goals on the site while retaining all or a portion of More Hall Annex, two design approaches are analyzed in this SEIS (Scenario 2.1 and Scenario 2.2).

Under Alternative 2 – Scenario 2.1, the More Hall Annex would remain on the site and the CSE II Building would surround the Annex on the north, east and west sides of the More Hall Annex; approximately 30 to 40 feet of separation would be provided between the CSE II Building and More Hall Annex on each side. The two buildings would be connected at the basement level only and the More Hall Annex would be utilized as part of the new CSE II Building for robotics laboratory space and seminar space; the level 1 (penthouse) portion of the More Hall Annex would remain unutilized. The CSE II Building would include four and a half stories (including a basement level) and contain the same building area and provide the same uses as under Alternative 1 (approximately 134,000 square feet of academic and research uses, including space for classrooms, offices, conference rooms, research areas, and student/faculty support spaces). The location and configuration of the new CSE II Building ("C"-shaped upper levels) would provide a frame around the existing More Hall Annex on the north, east and west sides in order to provide a buffer between the two structures and maintain as much of the original character of the More Hall Annex as feasible. However, the location of the CSE II Building would effectively block the view of the More Hall Annex from Stevens Way to the west, Jefferson Road to the north and Mason Road to the east. In addition, the location of the CSE II Building under this scenario would also result in modifications to the alignment of Snohomish Lane through the site area and block the existing view corridor to Lake Washington.

Under Alternative 2 – Scenario 2.2, the existing More Hall Annex would be retained on the site and the CSE II Building would be constructed to the north, east and west of the More Hall Annex. The CSE II Building under this scenario would feature a similar configuration as Alternative 2 – Scenario 2.1 ("C"-shaped configuration on the upper levels); however, the

new building would be connected to the More Hall Annex at both the basement and ground floor levels and no buffer would be provided between the Annex and the CSE II Building (compared to only a basement level connection under Scenario 2.1); the building would be a similar height and provided similar building space and uses as Alternative 1 and Scenario 2.1. Similar to Scenario 2.1, development under this scenario would obstruct views of the More Hall Annex from Stevens Way, Jefferson Road and Mason Road. Under Scenario 2.2, the location and orientation of the CSE II Building would require the realignment of the existing Snohomish Lane pathway through the site. The west end of the pathway would be realigned at the northwest corner of the site to accommodate the CSE II Building. The path would travel along the northern edge of the CSE II Building and shift to the south along the eastern edge of the building to reconnect with the existing pathway and Snohomish Overpass/Hec Edmundson Bridge to the east. Snohomish Lane under this scenario would result in a more circuitous pedestrian route than under the existing conditions and Alternative 1.

Alternative 3 – Development of the CSE II Project on Site 14C

Location

The approximately 1.9-acre (83,500-square foot) Alternative 3 site (CMP-Seattle 2003 Development Site 14C) is also located in the Central Campus of the University of Washington and is generally bounded by the University of Washington Club Building and Fluke Hall to the north, Mason Road NE to the east, Loew Hall and the Central Power Plant to the south, and the Engineering Library Building, Stevens Way NE and the HUB to the west.

Design Concept

Under Alternative 3, the CSE II Building would be located on Development Site 14C and would include the removal of the existing buildings on the site (University Facilities Buildings and Plant Operation Annex Buildings); existing uses (and associated staff) on the site would be relocated prior to construction and could require the development or acquisition of new office space to accommodate the displaced uses. Alternative 3 includes two development scenarios for the CSE II Building on the site, Scenario 3.1 and Scenario 3.2.

Under Alternative 3 – Scenario 3.1, the CSE II Building would be constructed on the northern portion of Site 14C, between Stevens Way and Mason Road. The design of the building would include a low-rise, four-story structure (including partial basement) with approximately 130,000 square feet of building space. Of the total building area, approximately 111,200 square feet would be considered above-ground space and approximately 18,800 square feet would be considered below-ground space. The building would be approximately 48 feet in height which would be below the 105-foot height limit established for the site under the *CMP-Seattle 2003*. The location of the CSE II Building on

Site 14C would result in a disconnect between the existing CSE Program uses in the Paul G. Allen Center and the proposed new building and would not provide the opportunity for the same unified CSE Complex that would occur under Alternatives 1 and 2. The orientation of the CSE II Building in an east-west direction along the northern edge of Site 14C would result in the building spanning the existing north-south vehicular roadway and pedestrian connection between Stevens Way, University Parking Area C19, and Jefferson Road. As a result, the proposed building height under this scenario would impact views from the existing adjacent University of Washington Club Building to the north.

Under Alternative 3 – Scenario 3.2, the CSE II Building would be constructed on the western portion of Site 14C, adjacent to Stevens Way and Jefferson Road. The design of the building under this scenario would include a high-rise, seven-story structure (including a partial basement) with approximately 130,000 square feet of building space. Of the total building area, approximately 118,280 square feet would be considered above-ground space and approximately 9,500 square feet would be considered below-ground space. The CSE II Building would be approximately 75 feet tall, which would be below the 105-foot height limit that is established for the site under the *CMP-Seattle 2003*. Similar to Scenario 3.1, development under this scenario would result in a disconnect between the existing CSE uses in the Paul G. Allen Center and would not provide the opportunity for the same unified CSE Complex that would occur under Alternatives 1 and 2. The orientation of the building on the site would maintain the existing views from the University of Washington Club Building to the north; however, certain views from HUB to the west could be obstructed with development under Scenario 3.2. In addition, the configuration of the building as a high-rise structure under Scenario 3.2 would result in smaller floor plates which would further divide uses within the building and associated opportunities for collaboration.

Alternative 4 – No Action Alternative

Under Alternative 4 – No Action Alternative, the proposed CSE II Project would not be constructed and the existing uses on the site would remain (More Hall Annex on Development Site 16C and University Facilities Buildings and Plant Operation Annex Buildings on Development Site 14C). The CSE Program would continue to utilize the existing Paul G. Allen Center and would likely experience capacity and facility deficiencies in the near future.

1.2 IMPACTS, MITIGATION MEASURES AND SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

The following highlights the impacts, mitigation measures, and significant unavoidable adverse impacts that would potentially result from the alternatives analyzed in the Draft SEIS. **Table 1-1** provides a summary of the potential impacts that would be anticipated under the Draft SEIS Alternatives. This summary is not intended to be a substitute for the complete discussion of each element that is contained in Draft SEIS Chapter 3.

Table 1-1
IMPACT SUMMARY MATRIX

Alternative 1 – Site 16C	Alternative 2 – Site 16C		Alternative 3 – Site 14C		Alternative 4
Preferred Alternative	**Scenario 2.1**	**Scenario 2.2**	**Scenario 3.1**	**Scenario 3.2**	**No Action**
3.1 – AESTHETICS/LIGHT AND GLARE					
Visual Character: • *Proposed Site Development* – The existing More Hall Annex, paved pathways and landscape areas would be demolished, and the new four and a half-story, approximately 134,000 gross square foot CSE II Building would be built on the site. The massing and exterior design would be intended to reinforce the relationship between the Paul G. Allen Center and the CSE II Building. A new plaza, pathways and landscaping would also be provided.	• Under Scenario 2.1, the More Hall Annex would remain and the four and a half-story CSE II Building would be constructed around it with 30-40 ft. of separation between the buildings. Massing and exterior design would be similar to Alt. 1.	• Under Scenario 2.2 the four and a half-story CSE II Building would be connected to the More Hall Annex. Massing and exterior design would be similar to Alt. 1.	• Under Scenario 3.1, the four-story CSE II Building would located in the north portion of Site 14C. Exterior design and materials would be intended to complement the surrounding campus context.	• Under Scenario 3.2, the seven-story CSE II Building would be constructed on the western portion of Site 14C. Exterior design and materials would be intended to complement the surrounding campus context.	• Under the No Action Alt. no new development would occur and the existing aesthetic character would remain.
• *Visual Impact* – Development of the CSE II Project would substantially change the views of the site to reflect a large, four and half-story building that would be generally consistent in size with other buildings in the area. The Snohomish Lane pathway would be shifted slightly to the north but would continue to provide a continuous line-of-sight visual corridor to the east of the site.	• Views would change similar to Alt. 1; views of the More Hall Annex would be limited compared to existing conditions. Views to the east from Snohomish Lane would be obstructed.	• Similar to Scenario 2.1, views of More Hall Annex would limited compared to existing conditions. Views to the east from Snohomish Lane would be obstructed.	• Views would change to reflect a large four-story building. The CSE II Building would be visible along Stevens Way and would affect views from the UW Club.	• Views would change to large seven-story building. The CSE II Building would be generally taller than surrounding uses. The building would be prominently visible from Stevens Way, but would not affect views from the UW Club.	• No changes to existing views would occur.
Light and Glare: • *Light* – The proposed buildings would add new light sources to the site, but the proposed lighting system would	• Under Scenario 2.1, new light sources and lighting levels would	• Under Scenario 2.2, new light sources and lighting levels	• Under Scenario 3.1, new light sources and lighting levels would	• Under Scenario 3.2, new light sources and lighting levels	• No new light sources would be added to the

Alternative 1 – Site 16C	Alternative 2 – Site 16C		Alternative 3 – Site 14C		Alternative 4
Preferred Alternative	**Scenario 2.1**	**Scenario 2.2**	**Scenario 3.1**	**Scenario 3.2**	**No Action**
be designed to minimize light impacts to offsite uses. Light emanating from the buildings is anticipated to be similar to that of recently constructed campus buildings in the vicinity, including the Paul G. Allen Center, the HUB and Molecular Engineering. The proposed lighting system would be designed to minimize impacts to offsite uses and enhance pedestrian circulation and safety.	be similar to Alt. 1.	would be similar to Alt. 1.	be similar to Alt. 1.	would be similar to Alt. 1.	sites.
• *Glare* – Solar glare would be generated by new building sources, including building surfaces, pavement, and vehicles. Specific building materials have not been determined at this point but would be chosen to help minimize glare impacts. New landscaping and retained trees would also help minimize glare associated with new development.	• Glare generated under Scenario 2.1 is anticipated to be similar to Alt. 1.	• Glare generated under Scenario 2.2 is anticipated to be similar to Alt. 1.	• Glare generated under Scenario 3.1 is anticipated to be similar to Alt. 1.	• Glare generated under Scenario 3.2 is anticipated to be similar to Alt. 1.	• No new glare sources would be added to the sites.
3.2 – HISTORIC RESOURCES					
<u>Historic Resources (Buildings and Spaces):</u> • *Site Buildings: More Hall Annex* – The More Hall Annex (listed in the NRHP) would be demolished and removal would be considered a direct adverse impact. Mitigation measure would be provided including documentation and archival photos per Washington State DAHP Mitigation Standards Level 1. Potential mitigation could	• Under Scenario 2.1, the More Hall Annex would be retained, but the building's site integrity and views would be partially degraded by the new CSE II Building and would be an adverse	• Under Scenario 2.2, the More Hall Annex would be incorporated into the CSE II Building. Incorporation would alter the Annex's integrity and would be an adverse	• *Site Buildings:* None of the existing onsite buildings (Facilities Services Admin Building, University Facilities Building, Plant Operations Anne 4 and Plant Operations Annex 2) are	• Similar to Scenario 3.1.	• The CSE II Project would not be constructed and no impacts to historic resources would be anticipated.

Alternative 1 – Site 16C	Alternative 2 – Site 16C		Alternative 3 – Site 14C		Alternative 4
Preferred Alternative	**Scenario 2.1**	**Scenario 2.2**	**Scenario 3.1**	**Scenario 3.2**	**No Action**
also include the relocation of More Hall Annex to a new site on campus.	impact, but less than the irretrievable loss of the building.	impact, but less than the permanent loss of the building.	considered eligible for listing and demolition would not be an adverse impact.		
• *Site Open Spaces: Snohomish Lane* – Snohomish Lane would be retained in its general historic alignment and would provide a continuous line-of-sight. No direct adverse impacts would occur.	• Snohomish Lane would be rerouted and would be considered an adverse impact.	• Snohomish Lane would be rerouted and would be considered an adverse impact.	• No impacts to Snohomish Lane.	• Similar to Scenario 3.1.	• Snohomish Lane would remain in its current configuration.
• *Site Vicinity Buildings and Spaces: Mechanical Engineering Annex* – The Mechanical Engineering Annex is considered eligible for listing in historic registers. Development of Alternative 1 would not be considered to have an adverse impact on the Mechanical Engineering Annex.	• Similar to Alternative 1, but views toward the Engineering Annex from Snohomish Lane would be obstructed and would be considered an adverse impact.	• Similar to Alternative 1.	• *Site Vicinity Buildings and Spaces: UW Club*- – The UW Club is listed on the NRHP. Development under Scenario 3.1 would obstruct a portion of views from the UW Club and would be considered an adverse impact.	• Under Scenario 3.2, the CSE II Building would not be visible from the UW Club and adverse impacts are not anticipated.	• The CSE II Project would not be built and existing conditions would remain.
• *Site Vicinity Buildings and Spaces: Mechanical Engineering Building* – The Mechanical Engineering Building is not considered eligible for historic registers and development of Alternative 1 would not be considered to have an adverse impact on the Mechanical Engineering Building.	• Similar to Alternative 1.	• Similar to Alternative 1.			
• *Site Vicinity Buildings and Spaces: More Hall* – More Hall is considered eligible for listing on historic registers. Development under Alternative 1	• Similar to Alternative 1, but views toward More Hall from E Stevens Way would be	• Similar to Alternative 1.			

Alternative 1 – Site 16C	Alternative 2 – Site 16C		Alternative 3 – Site 14C		Alternative 4
Preferred Alternative	**Scenario 2.1**	**Scenario 2.2**	**Scenario 3.1**	**Scenario 3.2**	**No Action**
would not create indirect adverse impacts to the building and would not be anticipated to affect the eligibility of the More Hall • *Site Vicinity Buildings and Spaces: Power Plant* – The Power Plant is not considered eligible for historic registers and development under Alternative 1 would not result in an adverse impact.	decreased and considered and adverse impact. • Similar to Alternative 1.	• Similar to Alternative 1.	• Similar to Alternative 1.	• Similar to Alternative 1.	
<u>Cultural Resources (Archaeology):</u> • Site 16C has a high probability for precontact to ethnohistoric period cultural remains. The site has been subject to development including grading and excavation; however, if prehistoric materials remain, they would include lithic and/or bone tools, lithic tools and debris, fragments of fire-modified rock, etc. The likelihood of finding historic-period archaeological remains is higher given the history of the site. Mitigation measures have been identified for the inadvertent discovery of cultural resources.	• Similar to Alternative 1.	• Similar to Alternative 1.	• Site 14C has a moderate to high probability for precontact and ethnohistoric cultural remains. The likelihood of finding historic-period archaeological remains is higher given the history of the site. Mitigation measures have been identified for the inadvertent discovery of cultural resources.	• Similar to Scenario 3.1.	• The CSE II Project would not be constructed and no impacts to cultural resources would be anticipated.
3.3 – TRANSPORTATION					
<u>Construction Traffic:</u> • Proposed staging area and construction parking would be coordinated with the GCCM and UW. Construction routes would also be	• Similar to Alternative 1.	• Similar to Alternative 1.	• Similar to Alternative 1.	• Similar to Scenario 3.1.	• The CSE II Project would not be built and no construction

Alternative 1 – Site 16C	Alternative 2 – Site 16C		Alternative 3 – Site 14C		Alternative 4
Preferred Alternative	**Scenario 2.1**	**Scenario 2.2**	**Scenario 3.1**	**Scenario 3.2**	**No Action**
determined by the GCCM and UW, and approved by the City.					traffic impacts would occur.
• Removal of cut material and the import of fill material would result in approximately 528 truck trips generated to and from the site. These trips would occur over the buildout period and would be distributed so that significant traffic impacts would not be anticipated.	• Grading activities would result in approximately 681 truck trips generated to and from the site.	• Grading activities would result in approximately 675 truck trips generated to and from the site.	• Removal of cut material and the import of fill material would result in approximately 428 truck trips generated to and from the site.	• Similar to Scenario 3.1.	• No excavation or grading would occur.
• Pedestrian and bicycle routes through and adjacent to the site would be temporarily affected by construction. Temporary detour routes would be provided for Snohomish Lane and pedestrian and bicycle traffic would be routed through and/or around the site.	• Similar to Alternative 1.	• Similar to Alternative 1.	• Pedestrian and bicycle routes would be routed around the site to connect the Central Campus with Mason Road NE and the Burke Gilman Trail.	• Similar to Scenario 3.1.	• Construction-related pedestrian and bicycle traffic impacts would not occur.
• Bicycle and vehicle parking on the site would be temporarily displaced and temporary replacement of bicycle parking would be provided in a location near the site.	• Similar to Alternative 1.	• Similar to Alternative 1.	• Similar to Alternative 1.	• Similar to Scenario 3.1.	• Construction-related parking displacement would not occur.
<u>Operational Traffic:</u>					
• After construction, primary vehicle access would be provided from Stevens Way NE. Access through the site on Jefferson Road and Mason Road would be maintained an allow for appropriate height clearance requirements for existing surrounding	• Similar to Alternative 1.	• Similar to Alternative 1.	• Primary vehicle access would continue to be provided from Stevens Way NE and Jefferson Road NE. The existing north-south roadway would also be	• Similar to Scenario 3.1.	• Construction-related traffic impacts would not occur.

Alternative 1 – Site 16C	Alternative 2 – Site 16C		Alternative 3 – Site 14C		Alternative 4
Preferred Alternative	**Scenario 2.1**	**Scenario 2.2**	**Scenario 3.1**	**Scenario 3.2**	**No Action**
uses (approx. 16 feet for Jefferson Road and approx. 23 feet for Mason Road).			maintained.		
• Snohomish Lane would travel along the north portion of the CSE II Building (slightly north of the existing alignment) and provide access to the building as well as between Central Campus and areas to the east. The orientation of Snohomish Lane would align with a planned future separate project for the Snohomish Overpass Bridge but the final design and alignment for Snohomish Lane will continue to be developed. If the future alignment results in a temporary disconnect with the Snohomish Overpass Bridge a striped diagonal crosswalk on Mason Road could be provided.	• Snohomish Lane would be realigned through the site between the More Hall Annex and CSE II Building and would result in a more circuitous route. The configuration and alignment with the future Snohomish Overpass Bridge would be similar to Alternative 1.	• Snohomish Lane would be realigned north of its existing alignment and would result in a more circuitous route. The configuration and alignment with the future Snohomish Overpass Bridge would be similar to Alternative 1.	• Pedestrian and bicycle access would continue to be provided by Stevens Way NE and Jefferson Road NE.	• Similar to Scenario 3.1.	• Construction-related impacts to Snohomish Lane and other pedestrian and bicycle pathways would not occur.
• A new outdoor plaza would be provided on the western portion of the site to create a pedestrian "mixing zone" and unify the two CSE Buildings.	• Similar to Alternative 1.	• Similar to Alternative 1.	• A courtyard would be provide near Stevens Way NE to create a hub for pedestrian and bicycle traffic.	• Similar to Scenario 3.1.	• Construction-related traffic impacts would not occur.
• Approximately 28 parking spaces in the C12 and C15 lots would be temporarily displaced; nine of which would be permanently displaced. Similar to parking procedures for other campus uses, staff and student parking is not provided onsite.	• Similar to Alternative 1.	• Similar to Alternative 1.	• Approximately 60 spaces would be temporarily displaced and restored. Staff and student parking would not be provided onsite.	• Similar to Scenario 3.1.	• Construction-related parking impacts would not occur.

Alternative 1 – Site 16C	Alternative 2 – Site 16C		Alternative 3 – Site 14C		Alternative 4
Preferred Alternative	**Scenario 2.1**	**Scenario 2.2**	**Scenario 3.1**	**Scenario 3.2**	**No Action**
• Approximately 105 bicycle parking spaces would be provided in along Snohomish Lane and at the southeast portion of the site.	• Similar to Alternative 1.	• Similar to Alternative 1.	• Similar to Alternative 1.	• Similar to Scenario 3.1.	• Construction-related bicycle parking impacts would not occur.
3.4 – CONSTRUCTION					
Construction Activities: • Construction activities would include the removal of the existing More Hall Annex, pavement, landscaping, and existing vegetation; excavation and grading; and, construction of the CSE II Project. The demolition of the More Hall Annex would be conducted in accordance with the requirements of the US NRC. Approximately 9,500 cubic yards of cut would be removed, and 170 cubic yards of fill imported.	• Construction activities would be similar to Alternative 1; however, the More Hall Annex would not be demolished. Grading would require approx. 11,300 cubic yards of cut and 1,115 cubic yards of fill.	• Similar to Scenario 2.1.	• Construction activities would be similar to Alt. 1 and would include the removal of existing buildings and construction of the CSE II Project. Grading would require approx. 7,500 cubic yards of cut and 350 cubic yards of fill.	• Similar to Scenario 3.1.	• The CSE II Project would not be constructed and no construction-related impacts would occur.
Air Quality: • Construction activities on the site would generate air pollutants from fugitive dust, excavation/earthwork activities, and emissions from construction vehicles and equipment. Emissions would be temporary in nature and localized to the immediate vicinity of the construction site. Uses in the nearby vicinity such as More Hall, the Mechanical Engineering Building, the Engineering Annex, and the Paul G. Allen Center could be sensitive to fugitive dust and emissions from the site. Demolition of	• Construction on the site would generate air pollutants from fugitive dust, excavation and earthwork activities, and emissions from construction vehicles and equipment similar to Alt. 1. The amount of dust associated with demolition would be less than Alt. 1 but dust from grading	• Similar to Scenario 2.1.	• Construction would generate air pollutants similar to Alt. 1; however, the amount of dust would be greater due to the increased amount of building demolition that would be required. Adjacent uses (UW Club, Engineering Library, Loew Hall, the HUB, etc.) could be sensitive	• Similar to Scenario 3.1.	• The CSE II Project would not be constructed and construction-related air quality impacts would not occur.

Alternative 1 – Site 16C	Alternative 2 – Site 16C		Alternative 3 – Site 14C		Alternative 4
Preferred Alternative	**Scenario 2.1**	**Scenario 2.2**	**Scenario 3.1**	**Scenario 3.2**	**No Action**
More Hall Annex would be conducted in accordance with applicable requirements of the USNRC.	would be greater than Alt. 1.		to dust and emissions.		
Greenhouse Gas Emissions: • The proposed development would generate GHG emissions associated with construction activities and operation of the new CSE II Building. Over the lifespan of the building, the project is expected to generate approximately 139,791 $MTCO_2e$ emissions, equating to approximately 2,237 $MTCO_2e$ over the building's estimated lifespan of 62.5 years.	• Similar to Alternative 1.	• Similar to Scenario 2.1.	• Similar to Alternative 1.	• Similar to Scenario 3.1.	• The CSE II Project would not be constructed and construction-related GHG emission impacts would not occur.
Noise: • Localized noise levels would increase temporarily during construction and may affect users in the site vicinity, particularly academic uses (More Hall, Mechanical Engineering Building, Engineering Annex, and Paul G. Allen Center). These impacts would be temporary in nature, and measures would be taken to mitigate noise levels during construction.	• Construction noise would be similar to Alt. 1. Noise from demolition would be less and noise from grading would be greater than Alt. 1.	• Similar to Scenario 2.1.	• Construction noise would be similar to Alt. 1 and would temporarily affect adjacent uses (UW Club, Engineering Library, Loew Hall, the HUB and Plant Ops Building).	• Similar to Scenario 3.1.	• The CSE II Project would not be constructed and construction-related noise impacts would not occur.
Vibration: • The use of heavy equipment during construction would create vibration that could affect sensitive research equipment. However existing adjacent computer science and engineering programs do not typically	• Construction activities would generate vibration levels that would be similar to Alt. 1.	• Similar to Scenario 2.1.	• Similar to Alternative 1.	• Similar to Scenario 3.1.	• The CSE II Project would not be constructed and construction-related vibration impacts would

Alternative 1 – Site 16C	Alternative 2 – Site 16C		Alternative 3 – Site 14C		Alternative 4
Preferred Alternative	**Scenario 2.1**	**Scenario 2.2**	**Scenario 3.1**	**Scenario 3.2**	**No Action**
employ this kind of highly sensitive equipment, and vibration is not anticipated to result in significant impacts. However, to the extent feasible, construction activities would utilize practices to minimize vibration levels.					not occur.
<u>Trees:</u> • Of the 60 existing trees on the site, 51 would be considered significant; of those significant trees, 27 are considered Exceptional under City of Seattle Director's Rule 16-2008. Approximately 18 trees would be removed, including approximately 5 significant trees and 8 Exceptional trees). Tree replacement is intended to meet or exceed the City of Seattle's tree replacement requirements and would be in accordance with the University's Tree Management Plan to provide a replacement at a 1:1 ratio. If a 1:1 ratio is not possible on the site, additional trees would be planted in an off-site area on campus in accordance with typical University procedures. New landscaping would also be provided and reviewed by the University's landscape architect and the University Landscape Advisory Committee.	• Similar to Alternative 1.	• Similar to Scenario 2.1.	• Of the 108 existing trees on the site, 93 would be considered significant trees; of those significant trees, 32 are considered Exceptional. Approx. 56 trees would be removed, including 28 significant trees and 17 Exceptional trees. Tree replacement would be similar to Alternative 1 to meet or exceed University and City of Seattle requirements. New landscaping would also be provided and reviewed by the University's landscape architect and the University Landscape Advisory Committee.	• 108 existing trees are located on the site, including 93 significant trees and 32 Exceptional trees. Approx. 27 existing trees would be removed, including 8 significant trees and 13 Exceptional trees. Tree replacement and landscaping would be similar to Scenario 3.1.	• The CSE II Project would not be constructed and construction-related tree removal impacts would not occur.

SUMMARY OF MITIGATION MEASURES AND SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Aesthetics/Light and Glare

Mitigation Measures

The following mitigation measures are proposed for development of the *CSE II Project*.

- The proposed design and exterior materials would be intended to complement the existing surrounding campus buildings and reinforce the connection with the existing Paul G. Allen Center to create a unified CSE Complex. However, the connection to the Paul G. Allen Center would not be apparent under Alternative 3 due to the site's location to the northeast of the Paul G. Allen Center.

- All disturbed campus landscapes would be restored to the quality of work and method of installation in agreement with long term campus plans for the area.

- New landscaping and trees would be provided as part of development to enhance the aesthetic character of the site. The University of Washington would meet or exceed the City of Seattle tree replacement standards.

- Building design would consider using the least reflective glazing material, as well as shading devices (for the building), to minimize the potential glare impacts to surrounding uses.

- Exterior building lighting and pedestrian lighting would be directed downward and away from existing buildings and spaces to minimize the impacts to nearby uses.

Significant Unavoidable Adverse Impacts

Development of the *CSE II Project* under each of the alternatives would change the visual character of the sites to reflect a new multi-story academic and research facility and would intensify the level of development in the area. Under Alternative 1, development of the CSE II Project would require the removal of the More Hall Annex and views of that structure would no longer remain available. Under Alternative 2, the configuration of the CSE II Project would change the configuration and aesthetic character of Snohomish Lane to reflect a path between and beneath the CSE II Building under Scenario 2.1 or around the north and east side of the CSE II Building under Scenario 2.2, and the existing view corridor to the east along Snohomish Lane would be lost. Views of the More Hall Annex would also be obstructed from north, east and west under Alternative 2. Under Alternative 3 –

Scenario 3.1, views of Lake Washington from the University of Washington Club would be affected to reflect the CSE II Building located prominently in the view shed area.

New development under each of the alternatives would also introduce new sources of light and glare to the area, but with proposed mitigation measures, significant light and glare impacts would not be anticipated.

Historic and Cultural Resources

Mitigation Measures

The following mitigation measures are proposed for the development of the *CSE II Project* on the University of Washington campus.

Alternative 1 – Preferred Alternative: Development of the CSE II Project on Site 16C

- Potential mitigation associated with Alternative 1 could include additional documentation of the building, including additional archival photography and construction documentation per Washington State DAHP Mitigation Standards Level I (See federal register Vol. 68, No. 139, which outlines Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) documentation). This level of documentation is reserved for properties that have State and/or National significance. HABS/HAER level documentation requires coordination with DAHP and the National Park Service Columbia Cascades System Support Office in Seattle, and is submitted to the Library of Congress.

- Additional possible mitigation includes complete recordation by LIDAR (Light Detection and Ranging), as well as incorporating interpretation of the University's Nuclear Engineering program and the construction and use of the More Hall Annex (former Nuclear Reactor Building) into the program of the *CSEII Project*.

- Potential mitigation for Alternative 1 could also include the relocation of the above-grade pavilion portion of the More Hall Annex to a new site on campus.

Alternative 2 – Development of the CSE II Project on Site 16C and Retention of the More Hall Annex

- Potential mitigation associated with Alternatives 2.1 and 2.2 include compliance with the "Secretary of the Interiors' Standards and Guidelines (as Amended and Annotated)," particularly "Standards for Rehabilitation," and associated technical information and preservation briefs.

- Additional possible mitigation includes incorporating interpretation of the University's Nuclear Engineering program and the construction and use of the More Hall Annex (former Nuclear Reactor Building) into the program of the *CSE II Project*.

Alternative 3 – Development of the CSE II Project on Site 14C

- Potential mitigation associated with Alternative 3 include limiting the height of the eastern portion of the proposed building to minimize view impacts from the University of Washington Club's eastern second floor windows.

Accidental Discovery of Archaeological Resources

- In the event that archaeological deposits are inadvertently discovered during construction in any portion of the 16C and 14C sites, ground-disturbing activities should be halted immediately, and University of Washington should be notified. The University would then contact DAHP and the interested Tribes, as appropriate, and as described in the recommended inadvertent discovery plan.

Discovery of Human Remains

- Any human remains that are discovered during construction of the CSE II Project (on either Site 16C or Site 14C) will be treated with dignity and respect.

    - If ground-disturbing activities encounter human skeletal remains during the course of construction, then all activity that may cause further disturbance to those remains must cease, and the area of the find must be secured and protected from further disturbance. In addition, the finding of human skeletal remains must be reported to the county coroner and local law enforcement in the most expeditious manner possible. The remains should not be touched, moved, or further disturbed.

    - The county coroner will assume jurisdiction over the human skeletal remains, and make a determination of whether those remains are forensic or non-forensic. If the county coroner determines the remains are non-forensic, they will report that finding to the DAHP. DAHP will then take jurisdiction over those remains and report them to the appropriate cemeteries and affected tribes. The State Physical Anthropologist will make a determination of whether the remains are Indian or non-Indian, and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

Significant Unavoidable Adverse Impacts

Historic Resources and Spaces

Alternative 1 – Preferred Alternative: Development of the CSE II Project on Site 16C – Under Alternative 1, the More Hall Annex building would be demolished and permanently removed from the site and the historic features associated with the building would no longer exist on the site, resulting in an adverse impact. The portion of Snohomish Lane on the site would reflect the existing alignment and would retain the existing line-of sight character, and impacts to Snohomish Lane under Alternative 1 would not be considered adverse.

Alternative 2 – Development of the CSE II Project on Site 16C and Retention of the More Hall Annex – Under Alternative 2, Scenario 2.1, More Hall Annex would be retained on the site and would be surrounded by the proposed CSEII Building. The site integrity of the More Hall Annex would be partially degraded by the assumed new construction, and views from E Stevens Way to the More Hall Annex building would be partially obscured, which would be considered an adverse impact; this impact would be less than the irretrievable loss of the building. Additionally, Snohomish Lane would be rerouted from its original alignment, would be partially located under the CSE II building, and would not reflect the historic line-of-sight, which would be considered an adverse impact.

Under Alternative 2, Scenario 2.2, More Hall Annex would be incorporated into the new building. Although this alternative retains the More Hall Annex, the building's site integrity would be partially degraded by proposed new construction, and views from E Stevens Way to the More Hall Annex building would be partially obscured, which would be considered an adverse impact, but less than the irretrievable loss of the building. Additionally, Snohomish Lane would be rerouted from its original alignment, and would not reflect the historic line-of-sight, which would be considered an adverse impact.

Alternative 3 – Development of the CSE II Project on Site 14C – The Alternative 3 site (Site 14C) does not contain any buildings identified as eligible for historic registers and demolition of existing building on the site without mitigation would not be considered an adverse impact. Scenario 3.1 would result in partial obstruction of the view from the University Club which would be considered an adverse impact.

Cultural Resources

With implementation of the proposed mitigation measures, significant impacts to cultural resources would not be anticipated under the SEIS Alternatives.

Transportation

Mitigation Measures

The following mitigation measures would be implemented to minimize potential transportation-related impacts from the proposed *CSE II Project*.

- Construction activities would occur in compliance with applicable University of Washington and City of Seattle regulations and would include the preparation of a Construction Management Plan to control and minimize potential construction-related transportation issues.

- New bicycle parking spaces would be provided on Site 16C or Site 14C in conjunction with site development. The number of bicycle parking spaces would be consistent with University of Washington requirements.

- The proposed *CSE II Project* would fall under the provisions of the University of Washington's Transportation Management Plan (TMP), including elements such as parking pricing and the U-Pass Program to help reduce single-occupancy vehicle trips and encourage transit use, carpooling and other alternative modes of transportation.

- Under Alternatives 1 and 2, the orientation, configuration and alignment of the new Snohomish Lane through Site 16C from Stevens Way NE to Mason Road NE will continue to be developed during the design of the CSE II Project. If the University elects to align Snohomish Lane through the site with the likely location of a new Snohomish Overpass Bridge (north of the existing bridge), it is possible that there could be an impact to pedestrians and bicycles if the future alignment of the Snohomish Overpass Bridge changes or if the project is not completed in the near future due to a disconnect that could occur with Snohomish Lane at its intersection with Mason Road NE. If necessary, a striped diagonal crosswalk could be provided to mitigate this impact and connect Snohomish Lane across Mason Road NE to the existing stairs between Mason Road NE and the Burke Gilman Trail.

Significant Unavoidable Adverse Impacts

With the implementation of the mitigation measures described above, significant unavoidable adverse transportation impacts would not be anticipated.

Construction Impacts

Mitigation Measures

The following measures would be implemented to mitigate potential construction impacts from the development of the proposed CSE II Project. These mitigation measures would be applicable for Alternatives 1, 2 and 3.

Air Quality

The following measure would be implemented to mitigate potential construction-related air quality impacts from the development of the CSE II Project.

- Construction-related emissions associated with the project would comply with all applicable air quality regulations and standards, including those from the (PSCAA).

- Site development would adhere to the PSCAA regulations regarding demolition activity and fugitive dust emissions, including: wetting of exposed soils, covering or wetting of transported earth materials, washing of truck tires and undercarriages prior to travel on public streets, and prompt cleanup of any materials tracked or spilled onto public streets.

- The University and project contractor would coordinate to temporarily duct and protect air intakes of adjacent buildings to minimize the potential for the intake of fugitive dust and exhaust fumes.

- A temporary asphalt roadway would be provided through either Site 16C or 14C to provide access for construction vehicles and equipment which would reduce the amount of dust and dirt that would be generated by construction vehicles and equipment accessing the site.

Greenhouse Gas Emissions

The following measure would be implemented to mitigate potential GHG emission impacts from the development of the CSE II Project.

- Continued implementation of the University's Transportation Management Plan (TMP) would reduce vehicle trips to the campus (including the CSE II at the alternative sites), thereby reducing GHG emissions. Implementation of a Construction Management Plan would also help to control transportation issues during construction and could reduce construction-related GHG emissions.

Noise

Because of the proximity of academic and other University uses near the alternative sites, the University agrees that the mitigation of construction-related noise impacts is important and they are committed to the measures listed below. The following measures would be implemented to mitigate potential construction-related noise impacts from the development of the CSEII Project.

- Construction noise would limited to applicable noise levels per the *City of Seattle Noise Code* (SMC 25.08.425).
- Placement of materials and backing up of trucks could be done without warning beepers (with a flagger walking behind the vehicle).
- Alternative white noise backup warning systems would be installed (as allowed by Washington State construction safety regulations, WAC 296-155-605).
- Low noise portable air compressors would be used where feasible.
- Nighttime activities would not exceed allowable noise levels.
- The use of noise impact-type equipment, such as pavement breakers, pile drivers, jackhammers, sand blasting tools, and other impulse noise sources would be limited to work activity between 8 AM and 5 PM on weekdays.
- Whenever appropriate, hydraulic impacts tools with electric models would be substituted to further reduce demolition and construction-related noise.
- Loud talking, music, or other miscellaneous noise-related activities would be limited.
- Construction noise would be reduced with properly sized and maintained mufflers, engine intake silencers, engine enclosures, and turning-off idling equipment.
- Truck haul routes would be jointly developed by the UW, SDOT and DPD and approved by SDOT.

Vibration

The following measures would be implemented to mitigate potential construction-related vibration impacts from the development of the CSE II Project.

- To the extent feasible, construction activities would utilize practices that would minimize vibration, such as the use of sawcutting for concrete removal in lieu of using impact tools.
- Orientation would be provided for all construction workers to inform them of the importance of minimizing impacts to adjacent buildings, including vibration.

- Advanced notification could be provided to surrounding buildings and uses to inform them of construction activities that would cause vibration (e.g., drilling of soldier piles). Early notification would allow surrounding uses to prepare in advance of potential vibration activities.

Trees

The following measure would be implemented to mitigate potential construction-related tree impacts from the development of the CSE II Project.

- Tree removal and replacement would be intended to meet or exceed the City of Seattle's tree replacement requirements and be in accordance with the University's Tree Management Plan.

Significant Unavoidable Adverse Impacts

Construction of the proposed CSE II Project under the SEIS Alternatives (Alternatives 1, 2 and 3) would result in some construction-related air quality, GHG emissions, noise, vibration, and tree impacts that would be unavoidable with the proposed project. However, with the implementation of proposed mitigation measures, construction activities would not be anticipated to result in significant impacts to surrounding uses.

CHAPTER 2

Description of Proposed Action and Alternatives

(As Published in the Draft SEIS)

CHAPTER 2

INTRODUCTION AND DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES

This chapter of the Final SEIS provides the "Description of Proposed Action and Alternatives" as presented in the Draft Supplemental Environment Impact Statement (Draft SEIS issued on October 8, 2015)[1]. The chapter provides a discussion of the planning process that was conducted in support of the proposed University of Washington Computer Science and Engineering II (CSE II) Project, provides information on the site and surrounding area, and a description of each of the alternatives for the proposed CSE II Project. In addition to the preferred alternative on Site 16C (Alternative 1), this chapter describes Alternative 2 (Development of the CSE II Project on Site 16C and Retention of all or a portion of More Hall Annex), Alternative 3 (Development of the CSE II Project on Site 14C), and Alternative 4 (No Action Alternative).

Alternative 2 includes two scenarios reflecting different approaches to building development related to More Hall Annex, and Alternative 3 includes two scenarios reflecting different building orientation and height for the CSE II Project on an alternative site. Additionally, a discussion of alternatives considered but not carried forward for environmental review in this SEIS is also provided in this chapter. **Chapter 1** of this document summarizes the findings of the Draft SEIS. Updated information on the proposed action and alternatives that was provided subsequent to the issuance of the Draft SEIS is included in **Chapter 3**.

2.1 PROJECT SUMMARY

The primary mission of the University of Washington is the preservation, advancement and dissemination of knowledge and as one of the University's fastest growing programs, the CSE Program contributes significantly to the University's ability to fulfill its primary mission. The CSE Program includes two undergraduate programs (Computer Science in the College of Arts and Sciences, and Computer Engineering in the College of Engineering) and a graduate program. The CSE Program currently has approximately 600 undergraduate students, 375 graduate students, as well as 50 faculty members and 50 staff members (*University of Washington, 2015*).

Currently, the CSE Program is primarily housed in the six-story Paul G. Allen Center for Computer Science and Engineering which was constructed in 2003 and contains approximately 160,000 gross square feet of building area. The CSE Program has grown significantly at every level (undergraduate students, graduate students, faculty, staff, etc.)

[1] This chapter is a reproduction of Draft SEIS Chapter 2 and does not reflect changes made since the issuance of the Draft SEIS.

to meet the high demand in the region for CSE graduates and research. Due to the success of the CSE program's educational and research initiatives, the amount of space in the Paul G. Allen Center is substantially short of the current program needs and the deficiency becomes even greater when taking into account the consistent rate of program growth. The proposed CSE II Project would provide additional academic and research space to meet the current and future needs of the CSE Program while maintaining connections and allowing continued collaboration with the existing CSE Program within the Paul G. Allen Center. The preferred location of the CSE II Project, across Stevens Way NE from the Paul G. Allen Center, would allow for the creation of a unified CSE complex and allow for collaboration between students, faculty and staff within the two buildings.

The preferred site for the proposed CSE II Project is identified in the University of Washington Seattle Campus Master Plan (*CMP-Seattle 2003*) as Development Site 16C. The Project would include four stories and approximately 134,000 square feet of academic and research uses, and would provide space for classrooms, offices, research areas, communal spaces, administrative areas, and support space.

2.2 BACKGROUND

University of Washington Campus

The University of Washington was founded in 1861 as a public research and education institution and currently has campuses in Seattle, Tacoma, and Bothell, as well as research stations across the state. The University of Washington conducts master planning to guide future development on all campuses. In January 2003, the University of Washington adopted the Seattle Campus Master Plan (*CMP-Seattle 2003*), a conceptual plan for the Seattle Campus that establishes guidelines and policies for up to approximately three million square feet of building area for academic, housing, research, education and support uses. This plan was approved by the University of Washington Board of Regents, and the City of Seattle. All new development on the University of Washington Seattle Campus considers the guidelines and requirements that are identified in the *CMP-Seattle 2003*.

For planning purposes, the *CMP-Seattle 2003* divided the Seattle Campus into five different areas, including the Central, West, South, Southwest, and East Sector. Each area is characterized by varying structures and uses, and each area follows a list of objectives that represent ideas for future development. The proposed CSE II Project sites (CMP-Seattle Site 16C and 14C) are located in the Central Campus Sector which is generally bounded by NE 45th Street to the north, Montlake Boulevard to the east, NE Pacific Street to the south, and 15th Avenue NE to the west. The Central Campus contains the Original Core of the University of Washington campus, and the *CMP-Seattle 2003* identified conservation of this core as a primary goal.

The *CMP-Seattle 2003* determines the amount of new development allowed in each sector during the planning period covered by the document. The *CMP-Seattle 2003* allows

approximately 1,590,000 gross square feet (GSF) of new development is allowed within the Central Campus. The *CMP-Seattle 2003* further allows that up to an additional 20 percent of GSF of development is allowed in each sector without an amendment to the *CMP-Seattle 2003*; thus a total of 1,908,000 GSF of new development is permitted in the Central Campus. There is adequate development square footage in the Central Campus to accommodate the proposed CSE II Project.

The *CMP-Seattle 2003* also contains guidelines for the development of the five campus sector areas, as well as guidelines for specific individual development sites on campus. The preferred CSE II Project site is located in the Central Campus on Development Site 16C, within the Surrounding Central Perimeter area outside of the Original Core. Specific objectives for the Surrounding Central Campus Perimeter sector include the following:

- Preserve and enhance important open spaces;
- Use new development to strengthen campus form by clearly defining open spaces and circulation routes;
- Improve connections to University-related uses north of 45th, west of 15th, south across Pacific, and east across Montlake Boulevard;
- Create well-designed connections between the University and the larger community; and,
- Create more inviting campus edges and entrances.

The *CMP-Seattle 2003* identifies approximately 70 potential development sites throughout the campus, and includes guidelines and policies for development on these sites. The preferred CSE II Project site is identified as Development Site 16C, which is located in the southeastern portion of the Central Campus Sector within the Surrounding Central Perimeter areas. Development Site 16C is generally bounded by the Mechanical Engineering Building, Engineering Annex and University Power Plant to the north, Mason Road NE to the east, More Hall to the south, and Stevens Way NE to the west. The project site currently contains the More Hall Annex, walkways associated with Snohomish Lane, University Parking Areas C15 and C12, open space area, and Plant Operations Annex Building #7. The site is also generally bisected by Jefferson Road NE, a north/south roadway.

The *CMP-Seattle 2003* identifies Development Site 16C as a potential site for academic uses, with approximately 100,000 square feet of potential building development[2] and a maximum allowable building height of 65 feet (approximately five stories). The potential for the demolition of up to approximately 6,677 square feet of existing building area (More Hall Annex) is also identified for the site.

Specific *CMP-Seattle 2003* policies and guidelines that relate to Development Site 16C include the following:

[2] The CMP-Seattle 2003 indicates the potential for a building on Site 16C to be an underground structure.

- Improve the courtyard along Stevens Way NE;
- Develop the Snohomish Lane area as a major pedestrian access between the Central and East Campuses;
- Maintain views to the east; and,
- Future development could have the potential to include an underground building or portions of an underground building.

Under Alternative 3, the CSE II Project would be located on *CMP-Seattle 2003* Development Site 14C, which is generally bounded by the University of Washington Club Building (formerly known as the University of Washington Faculty Club) to the north, Mason Road NE to the east, University Parking Area C23 and the University Power Plant to the south, and Jefferson Road NE and Stevens Way NE to the west. Development Site 14C currently contains the University Facilities Building, the University Facilities Administration Building, and the Plant Operation Annex Buildings, as well as pedestrian walkways. The *CMP-Seattle 2003* identifies the site for potential academic or transportation uses with approximately 360,000 square feet of potential above-grade building development and a maximum allowable building height of 105 feet (approximately eight stories). The potential for the demolition of up to approximately 44,756 square feet of existing building area is also identified for the site.

Specific *CMP-Seattle 2003* policies and guidelines that relate to Development Site 14C include the following:

- Take advantage of views;
- Construct a new pedestrian bridge to the East Campus that connects to a walkway to the north of the IMA;
- Provide a new east-west walkway through the site;
- Provide a north-south walkway through the site; and,
- Develop a courtyard that links pedestrian pathways.

University of Washington Computer Science and Engineering (CSE) Program

The CSE Program was originally established at the University of Washington in 1967 as a graduate program, and Computer Science was added as an undergraduate program in 1975. A second undergraduate program in Computer Engineering was added in 1989, as well as a Professional Master's Program 1996 and a combined Bachelor's/Master's Program in 2008. Since its inception, the program consistently ranks among the top 10 programs in the country and faculty members have won numerous awards for excellence in their field.

Currently, the CSE Program has approximately 600 undergraduate students, 375 graduate students, as well as 50 faculty members and 50 staff members. In 2014, the CSE Program awarded 205 Bachelor's degrees, 84 Master's degrees, and 28 Doctoral degrees, and educated approximately 4,500 students in introductory courses. Admission into the CSE Program is highly competitive with the demand far exceeding the capacity. Undergraduate students are accepted to the program on a competitive basis based upon the completion of prerequisite courses. The CSE Graduate Program is also highly competitive and offers admission to approximately 7.5 percent of those students that apply each year.

The CSE Program is primarily housed in the Paul G. Allen Center for Computer Science and Engineering which was constructed in 2003 and is located immediately west (across Stevens Way NE) of the proposed CSE II Project site (Development Site 16C). The six-story Paul G. Allen Center contains approximately 160,000 gross square feet of building area and includes offices, research areas, computer labs and conference rooms.

2.3 EXISTING SITE CONDITIONS

Existing Alternative 1 and 2 Site (Development Site 16C)

General Conditions

The approximately 2.2-acre (97,500-square foot) Alternatives 1 and 2 site (CMP-Seattle 2003 Development Site 16C) is located in the Central Campus of the University of Washington and is generally bounded by the Mechanical Engineering Building, Engineering Annex and University Power Plant to the north, Mason Road NE to the east, More Hall to the south, and Stevens Way NE to the west (see **Figure 2-1** for map of the University of Washington campus).

The site generally slopes from west to the east with a grade change of approximately 30 feet from Stevens Way NE to Jefferson Road NE and an additional 10 feet of grade change between Jefferson Road NE and Mason Road NE.

Existing lawn areas are located along the western portion of the site, adjacent to Stevens Way NE. These areas can serve as informal gathering areas for students and staff in the vicinity of the site.

Vehicular access to the site is provided from Stevens Way NE (to the west), Jefferson Road NE (bisecting the site), and Mason Road NE (to the east). Two existing parking areas are located on the site (University Parking Area C12 and C15) with both accessible from Jefferson Road NE. On-street, short-term parking is also provided on the western edge of the site adjacent to Stevens Way NE. Snohomish Lane is located along the northern edge of the site and provides pedestrian and bicycle access through the site between Stevens Way NE and Jefferson Road NE; this pedestrian walkway also provides a connection between the Central Campus to the west and the Burke Gilman Trail and Hec Edmundson Bridge to the east of the site. See **Figure 2-2** for a map of the existing Alternatives 1 and 2 site survey.

Source: University of Washington, 2014.

EA Engineering, Science, and Technology, Inc.

Figure 2-1
Campus Map

Source: LMN, 2015.

Figure 2-2

Site 16C Survey

EA Engineering, Science, and Technology, Inc.

Vegetation on the site primarily consists of the aforementioned lawn areas, as well as existing mature trees and shrubs along the north and south edges of the site and surrounding the More Hall Annex Building. A total of 60 trees are located on the site, including 51 trees that meet the City of Seattle's definition of significant trees[3]. Of these 51 significant trees, 27 trees would meet the City of Seattle's designation of Exceptional Trees[4].

More Hall Annex

Site 16C currently contains the More Hall Annex building. The More Hall Annex was constructed in 1961 to serve the Nuclear Engineering Program and was designed specifically for nuclear reactor purposes. The building exhibits characteristics that are substantially different from the academic and office buildings on the campus. The two-story, approximately 6,700-square foot reinforced concrete structure consists of an underground main floor (spanned by four-foot wide concrete slabs resting on ten-inch thick poured beam walls) and a second floor penthouse with windows to allow views down to the reactor floor; the penthouse is the only portion visible from Stevens Way NE. A broad concrete deck surrounding the upper level penthouse was intended to allow for viewing the operating reactor.

As interest in nuclear power research declined, enrollment in the program decreased and the Nuclear Engineering Program was officially dissolved in 1992. The decommissioning process was initiated in 1995 and this process included the removal of the nuclear reactor, porous interior finishes, and wood-framed partitions. In August 2007, the US Nuclear Regulatory Commission (NRC) determined that the decommission was complete and that the facility and site were suitable for unrestricted use. In July 2009, the More Hall Annex was official listed on the Washington Heritage Register (WHR) and the National Register of Historic Places (NRHP). Refer to **Section 3.2, Historic and Cultural Resources,** for a detailed discussion on More Hall Annex.

Over the last approximately eight years following decommissioning, the More Hall Annex has been available for reuse by University departments and support services, and the suitability of the building for reuse has been contemplated. However, because the More Hall Annex was designed specifically for nuclear reactor operations and nuclear education purposes, and exhibits characteristics that are substantially different from academic and office buildings on campus (including a four-foot wide concrete slab, ten-inch thick concrete walls, a below-grade main level with an open, upper penthouse above), the building has not been found to be suitable for other uses and the building has remained vacant since the reactor was removed.

Additionally, the suitability of relocating all or a portion of More Hall Annex to a suitable nearby site has been explored as part of the *More Hall Annex Feasibility Study* (Schacht

[3] Significant trees are defined as any tree that is six inches in diameter or greater at standard height (4.5 feet above average grade).

[4] City of Seattle Department of Planning and Development – Director's Rule 16-2008.

Asiani Architects, 2015). However, relocation would only be feasible for the above-grade pavilion portion of the building and the below-grade reactor area could not feasibly be relocated. For relocation, a new site would need to identified on-campus and structural building code upgrades (new shearwalls, ADA accessibility, energy code upgrades, etc.) and mechanical/electrical systems upgrades would be required. In addition, if relocated to another site on campus, the building design characteristics could continue to limit the potential for a suitable use; such partial relocation also would affect the historic character of the building.

Existing Site Utilities

Stormwater

Existing stormwater lines are located to the east and west of the site, below Mason Road and Stevens Way. Additional water and sewer lines also run through the central portion of the site and are located below Jefferson Road.

Water and Sewer Service

Existing water and sewer lines are located to the east and west of the site, below Mason Road and Stevens Way. These utilities include eight-inch water service lines and six-inch and 12-inch sewer service lines. Additional water and sewer lines also run through the central portion of the site and are located below Jefferson Road.

Electrical/Communications

Existing electrical and communications lines are located within the existing campus utility tunnel which runs through the central portion of the site in an east/west direction and connects with existing tunnels below Stevens Way and Mason Road. The campus utility tunnel provides electrical and communications connections for the majority of the campus.

Existing Oil Tank

An approximately 100-foot diameter oil tank is buried below Jefferson Road (immediately southwest of the University Power Plant) and is located along the northern edge of the site. The tank provides backup heating oil for the University power plant and fuel for the emergency generators. An access hatch for the tank is located approximately within the center of Jefferson Road and overhead crane access to the hatch must be maintained for potential future removal and periodic maintenance of the tank. An associated oil containment tank is located to the south of the main oil tank and a large spill containment zone is provided on top of the 100-foot diameter oil tank as required by existing codes. The existing oil tank is considered essential to campus operations and there is no feasible way to relocate the tank.

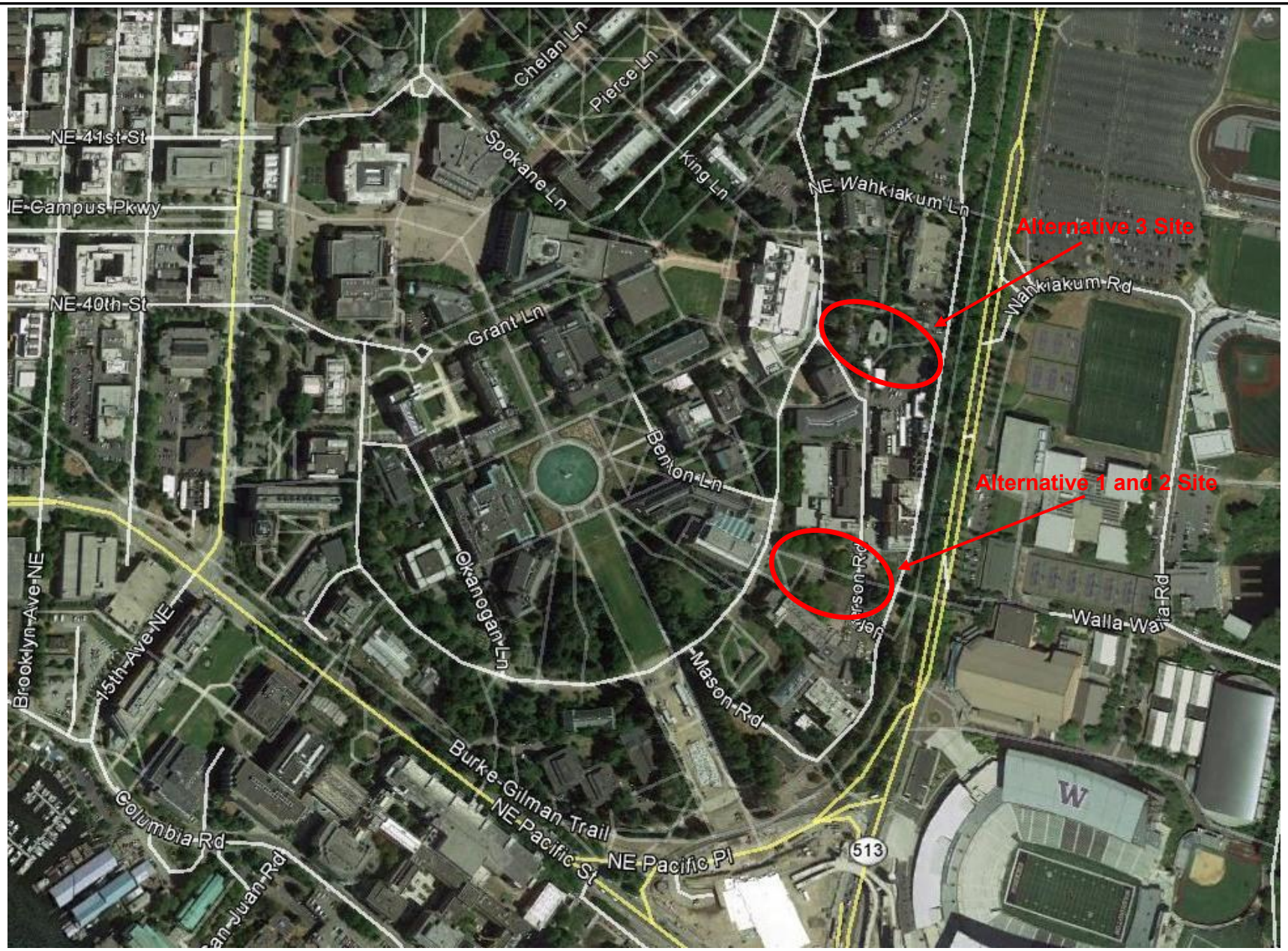
Surrounding Area

The Alternative 1 and 2 site (Development Site 16C) is located in the Central Campus area of the University of Washington campus, which is characterized by the historic core of the University and its surrounding perimeter with a variety of uses including academic, student housing, and University support uses. Within the Original Core there are a number of significant buildings and open spaces as identified in the *CMP-Seattle 2003*, including the Liberal Arts Quadrangle, Denny Yard, Memorial Way, Rainier Vista, Hub Yard, Parrington Lawn, and Central Plaza (see **Figure 2-3** for an aerial map of the Alternatives 1 and 2 site and surrounding area).The area to the north of the Alternative 1 and 2 site is primarily comprised of the two-story (plus one below-grade level) Mechanical Engineering Building (Department of Mechanical Engineering and Department of Industrial Engineering), the three- to five-story Engineering Annex Building (Department of Mechanical Engineering and the College of Engineering Office of the Dean), and the University's Central Power Plant. Further to the north are a number of other academic buildings (i.e., Loew Hall and the Engineering Library Building), as well as the Husky Union Building (HUB) and University Facilities Buildings.

To the east of the site is Mason Road NE, an internal roadway along the eastern edge of the Central Campus which connects Stevens Way NE with Pend Oreille Road NE. Further to the east is the Burke Gilman Trail which provides a connection to the University's East Campus area, as well as a regional trail connection between the City of Seattle and the Cities of Kenmore and Bothell (to the northeast).

The area to the immediate south of the Alternative 1 and 2 site is primarily comprised of the three- to four-story More Hall Building which houses the University's Department of Civil and Environmental Engineering Programs. Further to the south are the Roberts Hall (Department of Materials Science and Engineering), Wilcox Hall (Department of Civil and Environmental Engineering, Department of Mechanical Engineering, and Department of Materials Science and Engineering), the Wilson Ceramics Lab (Department of Civil and Environmental Engineering), and Mueller Hall (located underground and housing the Department of Materials Science and Engineering).

To the west of the site, beyond Stevens Way NE, is the six-story Paul G. Allen Center for Computer Science and Engineering which is the current home of the Computer Science and Engineering Program. Further to the west are the five-story Electrical Engineering Building (Department of Electrical Engineering), the Columns and Sylvan Theater area (a vegetated open space area), Drumheller Fountain, and the Rainier Vista (vegetated open space area and view corridor); the Columns and Sylvan Theater, Drumheller Fountain and Rainier Vista are all identified as Unique and Significant Landscapes in the *CMP-Seattle 2003*.



Source: Google Earth and EA Engineering, 2015.

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Figure 2-3
Aerial Map

Existing Alternative 3 Site (Development Site 14C)

The approximately 1.9-acre (83,500-square foot) Alternative 3 site (CMP-Seattle 2003 Development Site 14C) is also located in the Central Campus of the University of Washington and is generally bounded by the University of Washington Club Building and Fluke Hall to the north, Mason Road NE to the east, Loew Hall and the Central Power Plant to the south, and the Engineering Library Building, Stevens Way NE and the HUB to the west (see **Figure 2-1** for map of the University of Washington campus).

The site slopes down from west to east with a grade change of approximately 40 feet from the west end of the site (adjacent to Stevens Way NE) to the east end of the site (adjacent to Mason Road NE).

The Alternative 3 site currently contains several University buildings, including the two-story the University Facilities Building, the two-story University Facilities Services Administration Building, and the two-story University Facilities Plant Operations Annex Buildings (Buildings 1 through 6). These existing on-site buildings primarily house several functions of the University Facilities offices, including Campus Engineering, Computer Services, and Human Resources, as well as the University's Capital Projects Office.

Vehicular access to the site is provided from Jefferson Road NE via Stevens Way NE. Limited vehicular parking (approximately two to three spaces) is available to the south of the existing University Facilities Services Administration Building and is restricted to loading/unloading and temporary parking only; University Parking Area C23 is also located on the southern portion of the site and contains approximately 21 parking spaces. Pedestrian pathways are also located on the site to provide connections through the site area to the north, south, east and west of the Alternative 3 site. See **Figure 2-3** for an aerial map of the Alternative 3 site.

A total of 108 trees are located on the site, including 93 trees that meet the City of Seattle's definition of significant trees. Of these 93 significant trees, 32 trees meet the City of Seattle's designation of Exceptional Trees.

Existing Site Utilities

Stormwater

Existing stormwater lines are located to the east and west of the site, below Mason Road and Stevens Way. Additional water and sewer lines also run through the central portion of the site and are located below Jefferson Road.

Water and Sewer Service

Existing water and sewer lines are located to the west of the site, below Stevens Way and Jefferson Road. Additional water and sewer lines also run to the east of the site and are located below Mason Road.

Electrical/Communications

Existing electrical and communications lines are located within the existing campus utility tunnel which runs through the central portion of the site in a northwest-southeast direction. The campus utility tunnel provides electrical and communications connections for the majority of the campus.

Surrounding Area

The area to the north of the Alternative 3 site is primarily comprised of the University of Washington Club Building and Fluke Hall. The University of Washington Club Building is a two-story building that serves as a social club for University faculty and staff. The building was listed on the National Register of Historic Places and the Washington Heritage Register in 2010 and includes views to the east and south toward Union Bay and Lake Washington. The two-story Fluke Hall contains the Department of Mechanical Engineering and the Microfabrication Lab; University Parking Area N24 is also located adjacent to Fluke Hall. Further to the north of the Alternative 3 site is the Hall Health Building (medical outpatient clinic for students and staff), Padelford Hall (academic offices), and the Padelford Parking Garage.

To the east of the site is Mason Road NE, an internal University roadway that provides vehicular circulation along the eastern edge of the Central Campus between Stevens Way NE and Pend Oreille Road NE. Further to the east is the Burke Gilman Trail, Montlake Boulevard NE and the University's East Campus area (Intermural Activities Building and Fields, University Parking Area E1 and Chaffey Field (baseball)).

The area to the south of the Alternative 3 site is comprised of Loew Hall and the Central Power Plant. Further to the south are the Mechanical Engineering Building, the Engineering Annex Building and the More Hall Annex (Development Site 16C – Alternatives 1 and 2).

To the west of the site is the Engineering Library Building and Stevens Way NE. Further to the west, beyond Stevens Way NE is the HUB and the HUB Yard (vegetated open space area). The three-story HUB provides space for student services, activities and organizations, as well as dining and food services facilities for students, staff and visitors.

2.4 PROJECT GOALS AND OBJECTIVES

As indicated earlier in this chapter, the University of Washington CSE program space is substantially short of the program needs and additional academic and research space is

required to meet current and future demands for the program. The University of Washington identified the following goals and objectives for the proposed University of Washington CSE II Project. These goals and objectives were developed as part of the pre-design planning process for the CSE II Project by the University of Washington and the CSE Department.

- **Create a Welcoming Environment**. Provide a warm, welcoming and people-centered environment in which a diverse student, faculty and staff population will want to learn and work.

- **Create a Unified CSE Complex.** The CSE II architecture and site design should engage the Allen Center to clearly establish a unified research and education complex. CSE II should be an extension of the Paul G. Allen Center—programmatically and perceptually. Spaces in CSE II should generally complement, rather than duplicate, spaces in the Paul G. Allen Center. The needs of the department will be met by the combined spaces in both buildings and occupants should feel comfortable in and live in both buildings. Adjacency of the new structure is a necessity in meeting this goal, and a physical connection between the two buildings (i.e., a tunnel) is highly desired and should be implemented as funding becomes available. However, with or without such a connection, the design should support complementary functionality and easy movement between the two buildings.

- **Provide Qualitative Parity.** While the design and finishes need not be the same as the Allen Center, the architecture should be of equal quality and desirability. Neither building should be preferable over the other and the two buildings should be equal in terms of size, function, natural light, etc.

- **Foster Collaboration Among Faculty and Staff.** The building should facilitate teaching, learning, and research. It should promote collaboration and serendipitous interactions across faculty, students and staff and the entire CSE community.

- **Enhance the Sense of Community for CSE Undergrads.** Undergraduate spaces should be desirable and cultivate a feeling of belonging for the CSE undergraduate community. Classrooms should provide an intimate environment for teachers to interact with students.

- **Provide Flexible Instructional and Research Spaces**. Research labs, collaboration spaces, and classrooms should be flexible and modular to fill a variety of needs, as well as adapt to program changes over time. All spaces should provide a comfortable environment for their occupants in each configuration.

- **Maximize Natural Daylight.** The building should be designed to maximize natural daylight in all occupied spaces, with operable windows for natural ventilation where appropriate.

- **Create Multiple Secure Zones**. The building should be designed to promote independent security zones with access-control in accordance with programmatic organization.

- **Achieve a Cost Effective Project**. The project's design should be cost-conscious and cost-saving alternatives should be rigorously explored to achieve the optimal value for the financial investment.

- **Enhance Campus Connections & Landscape.** The building should be approachable from all sides and enhance existing campus connections while making pedestrian routes more universally accessible. The building should provide safe, secure bicycle storage within and outside the building. Landscaping should complement the surrounding campus environment and provide a natural setting for the site.

- **Maximize View Opportunities.** The CSE II building and public spaces in and around the building should consider views from adjacent facilities (e.g., More Hall, Mechanical Engineering Building, and Paul G. Allen Center) toward Lake Washington and the Cascade mountain range. The height and orientation of the building should seek to enhance views from campus landscapes and adjacent buildings.

2.5 SEIS ELEMENTS OF THE ENVIRONMENT AND ALTERNATIVES METHODOLOGY SUMMARY

SEIS Elements of the Environment

The University of Washington issued a *Determination of Significance and Request for Comments on the Scope of the SEIS* on February 26, 2015, which preliminarily identified the following elements of the environment for analysis in the SEIS: traffic (construction, operation, pedestrian and bicycle), construction, and historic preservation. Comments on the SEIS scope were accepted until March 18, 2015 and no comments were received during the scoping period that would necessitate expanding the scope of the SEIS analysis; however, subsequent to the issuance of the Determination of Significance, the University determined that an aesthetics/light and glare analysis would also be included in the SEIS.

Selection of SEIS Alternatives

Planning for the CSE II Project was conducted by the College of Computer Science and Engineering, the Office of the University Architect, the University Capitol Projects Office, and the University Facility Services Office. This process included the identification of program needs and goals (as listed earlier in this chapter) and identification of a preferred site. This review of alternative sites is summarized in the *Fall 2014 Computer Science and Engineering II Feasibility Study* and the *Fall 2014 Site Identification Report*.

As indicated above, in fall 2014 the University of Washington (Office of the University Architect) conducted a site identification process for a second CSE building. Twenty-five development sites in the Central Campus identified in the 2003 Campus Master Plan were evaluated. Eleven of these sites were deemed unavailable leaving fourteen sites to be further evaluated against a set of criteria which included connectivity and adjacency to the Paul Allen Center, and ability of the site to accommodate program needs. Of the sites evaluated, based on criteria score, Site 16C was identified as the most suitable, with Site 14C identified as the second most suitable site.

In order to conduct a comprehensive environmental review and provide a useful tool for the decision-making process, a range of SEIS Alternatives are analyzed in this Draft SEIS that include optional design scenarios and an alternative site. The alternatives incorporate various assumptions regarding the building orientation, building height and configuration, particularly as the building would relate to More Hall Annex and the University Club, designated historic structures on Site 16C and 14C, respectively.

To determine if alternative building scenarios could feasibly achieve project objectives at a lower environmental cost (WAC 197-11-440(5)), six alternative design scenarios for Site 16C and three alternative design scenario for site 14C were explored. Of the nine alternative design scenarios explored, five alternative scenarios were identified for inclusion in this Draft SEIS (three for Site 16C under Alternatives 1 and 2, and two for Site 14C under Alternative 3, as described later in this chapter).

The alternative design scenarios that were considered but not carried forward in this SEIS are briefly summarized below.

Alternatives for Site 16C Considered but Not Carried Forward

- *Development of the CSE II Building and Integration of the More Hall Annex Concrete Frame and South Façade* – This considered alternative would retain the More Hall Annex concrete frame and south façade and incorporate those elements into the new CSE II Building. The concrete frame would be retained as an interior element within the CSE II Building and the south façade would be incorporated into the CSE II Building façade and would be visible from the areas to the south. This alternative was not carried forward for further review due to the fact that it does not preserve the historic form, integrity or distinctive features of the More Hall Annex, eliminates

the spatial experience of the Annex with the removal of the basement reactor, and adds substantial cost and construction issues to incorporate the structural elements.

- *Development of the CSE II Building to Envelope the More Hall Annex* – This considered alternative would develop the CSE II Building over the top of the More Hall Annex, as well as on the north, west and east sides of the Annex. The alternative was not carried forward for further review due to the inability to meet the CSE II program requirements and would not retain the historic character of the More Hall Annex.(Note that this alternative considered but not carried forward included building over the top of the Annex, where Alternative 2 Scenario 2.1 analyzed in this SEIS does not assume building over the top of the Annex.)
- *Development of the CSE II Building to be contained between Stevens Way and More Hall Annex* – This considered alternative would develop the CSE II Building between Stevens Way and the west side of More Hall Annex. Given necessary setbacks to existing buildings and maintaining campus pathways, the maximum available footprint of this alternative would be limited to approximately 9,000 sf. To meet the program with this footprint would require a 15 story CSE II Building which would exceed the allowable height limit and would not meet operational goals.

Alternatives for Site 14C Considered but Not Carried Forward

- *Development of an east-west oriented high-rise CSE II Building* – This alternative included development of small footprint seven-story structure with an east-west orientation on Site 14C. This alternative was not carried forward for review in the SEIS due to impacts on views from the University of Washington Club and HUB, as well as issues associated with construction of the building on steep grades within the east portion of the site.

2.6 PROPOSED ACTION AND ALTERNATIVES

The proposed action for the project is the development of a new computer science and engineering building that meets the needs, goals and objectives of the Department of Computer Science and Engineering. For the purposes of environmental review, four alternatives for the Proposed Action are analyzed in this Draft SEIS, including Alternative 1 – Preferred Alternative: Development on Site 16C; Alternative 2 – Development on Site 16C with the retention of the More Hall Annex under two design scenarios; Alternative 3 – Development on Site 14C under two design scenarios; and, Alternative 4 – No Action Alternative. The following provides further details on SEIS Alternatives 1, 2, 3 and 4 for the CSE II Project.

Alternative 1 – Preferred Alternative: Development of the CSE II Project on Site 16C

Overview

The Computer Science and Engineering (CSE) Program is one of the University's fastest growing and popular undergraduate degree programs and contributes significantly to the University's ability to fulfill its primary mission. Currently, the CSE Program is housed in the Paul G. Allen Center for Computer Science and Engineering; however, due to the success of the CSE program's educational and research initiatives, the amount of space in the Paul G. Allen Center is substantially short of the current program needs and the deficiency becomes even greater when taking into account the consistent rate of program growth. The CSE II Project under Alternative 1 would provide additional academic and research space to meet the current and future needs of the CSE Program in a location that would allow for a unified CSE Program Complex and continued collaboration between faculty, staff and students.

Under Alternative 1, the proposed CSE II Project would be located on Development Site 16C and development of the project would include the removal of the existing More Hall Annex Building. The proposed four and a half-story building would contain approximately 134,000 gross square feet of academic and research uses, including space for classrooms, offices, conference rooms, research areas, administrative areas, and student/faculty support spaces. Of the approximately 134,000 gross square feet of building area, approximately 109,250 square feet would be considered above-ground space and approximately 24,750 square feet would be considered below-ground space.

Location

Under Alternative 1, the proposed project would be located on Development Site 16C which is generally bounded by the Mechanical Engineering Building, Engineering Annex and University Power Plant to the north, Mason Road NE to the east, More Hall to the south, and Stevens Way NE to the west. The building would be directly across Stevens Way from the Paul G. Allen Center and could potentially include a tunnel connection[5] between the existing Paul G. Allen Center and the proposed buildings (see **Figures 2-1** and **2-3** for maps of the site location and vicinity).

Design Concept

The CSE II Project under Alternative 1 is designed to accommodate the specific goals and objectives of the CSE Program and allow flexibility for the existing and future needs of the program. The proposed design of the building would create new, state of the art academic space, as well as new, modern research and instructional areas intended to allow the

[5] Although not currently in the project budget for the CSE II Project, a tunnel connection to the Paul G. Allen Center is still considered to be highly desirable by the CSE Program. If funds become available the tunnel connection will be considered for the project.

Program to recruit top-notch faculty and to fulfill the undergraduate student demand. In addition, the site design and location of the CSE II Building under Alternative 1 is intended to create a unified CSE Complex with the adjacent Paul G. Allen Center and promote collaboration between the existing CSE Program spaces in the Paul G. Allen Center and the proposed CSE II Project. The design under Alternative 1 would also maintain pedestrian circulation through the site via an enhanced Snohomish Lane pathway to preserve and enhance the connection between the Central Campus and areas to the east (see **Figure 2-4** for a site plan of the proposed project).

The design of the proposed building under Alternative 1 includes four stories (including one basement level) and approximately 134,000 gross square feet of building space[6]. The proposed building height would be approximately 63 feet at its highest point, which would be below the 65-foot height limit established for the site under the *CMP-Seattle 2003*. The new building would include classrooms, research labs, communal spaces, offices, administrative areas, and student and faculty support space. The building would support approximately 265 new staff, faculty and graduate students; classroom and computer lab areas would also provide 785 seats for student use. **Table 2-1** provides a summary of the proposed building uses.

TABLE 2-1
CSE II BUILDING SUMMARY

Proposed CSE II Building	Gross Square Footage (GSF)
Classrooms	13,060
Research Labs	27,460
Communal Space	10,690
Support Space	1,110
Offices	20,180
Administrative Areas	3,610
Non-Assignable Space	57,600
Total Building Area	**133,710**

Source: LMN, 2015.

[6] The basement level of the building would contain approximately 24,750 square feet and pursuant the *CMP-Seattle 2003*, this below-grade area would not count against the allowed development total for the Central Campus.

Source: LMN, 2015.

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Figure 2-4
Site Plan—Alternative 1

The Basement level would include a partial basement with space for a lecture hall, research space, classrooms, shop/support space, a loading dock (accessed from Jefferson Road NE), and building operations space. A lecture hall would be provided along the north portion of the basement with an adjacent lobby area. High bay research space would be located in the southeast corner of the level. The loading dock and shop/support space would also be located along the southern portion of the basement. Mechanical space, a machine room and restrooms would be provide in the western portion of the level; this area would be separated from the other basement uses to allow for the continued access to Jefferson Road through the site (see **Figure 2-5** for a floor plan of the Basement level).

Level 1 would be located off of Stevens Way NE and include undergraduate workroom, commons areas, and administration space. A coffee shop would be provided along the west side and would be visible and accessible from Snohomish Lane and Stevens Way NE. The primary building entry would be located in the northwest corner near the coffee shop and would be accessible from Snohomish Lane and the outdoor plaza adjacent to Stevens Way NE. The enhanced Snohomish Lane would consist of a stepped, landscaped path that would continue to provide connections between Central Campus and areas to the east (see the pedestrian circulation discussion below). See **Figure 2-6** for the floor plan of Level 1.

Level 2 of the CSE II Building would contain offices (staff and graduate students) and research spaces interspersed along the perimeter of the north and south edges of the level. Support spaces and breakout/conference areas are clustered along the central circulation spine. The eastern end of Level 2 contains a breakroom space and a stairway area would connect the space to Level 3 above. Portions of the central circulation area of Level 2 would be open to floors above and below with four interspersed hallway connections to link the east and west portions of the level (see **Figure 2-7** for the floor plan for Level 2).

Level 3 of the CSE II Building would include a similar floor configuration as Level 2; however, there is no breakroom on this level. A stair and floor opening at the east portion of the level would connect Level 3 to the breakroom space below (see **Figure 2-8** for the floor plan for Level 3).

Exterior Building Design

The building's massing and exterior materials are designed to reinforce the relationship between the Allen Center and CSE II, and to remain compatible with other nearby structures (e.g., height and scale, building materials, building orientation, etc.).

Source: LMN, 2015.

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Figure 2-5
Level 0 Plan—Alternative 1

Source: LMN, 2015.

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Figure 2-6
Level 1 Plan—Alternative 1

Level 2

0 10 50 100

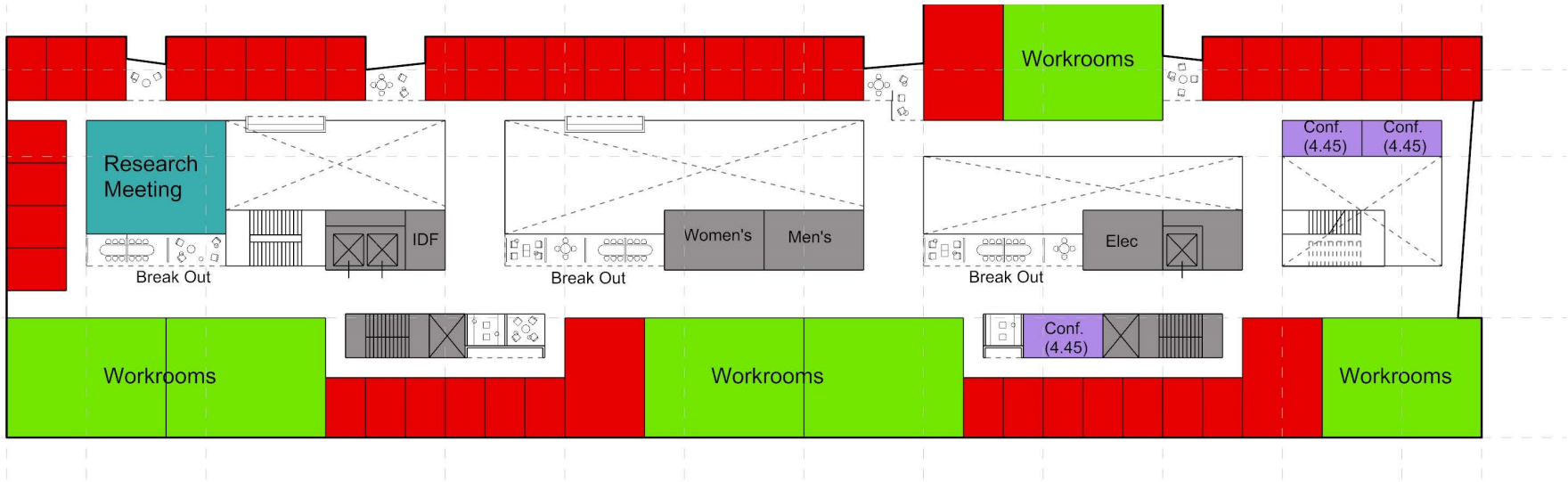
PROJECT NORTH

TRUE NORTH

Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-7
Level 2 Plan—Alternative 1



Level 3

0 10 50 100

PROJECT NORTH

TRUE NORTH

Source: LMN, 2015.

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Figure 2-8
Level 3 Floor Plan—Alternative 1

The dominant material in this location on campus is brick. The west and south portion of the building forms a conceptual "L" shaped mass which reflects the brick and proportion of openings in the Allen Center, reinforcing the pairing of the two buildings. The portion of the building facing Snohomish Lane is designed to reinforce the connection from the interior of the building to the activity on the site. The breakdown of the massing along this edge is reflective of the program elements inside the building such as the coffee shop, undergraduate commons, and workrooms. This façade is expressed in a mix of glass and opaque paneling (see **Figure 2-9** building renderings and **Figure 2-10** for building elevations).

Sustainable Design Features

The design of the proposed CSE II Building under Alternative 1 is intended to meet or exceed the University of Washington's requirement of Leadership in Energy and Environmental Design (LEED) Silver. Sustainable design features would be incorporated into the CSE II Building and would include energy efficient HVAC systems, natural ventilation, low-flow plumbing fixtures, natural daylighting, low VOC materials, and a high performing building envelope. In addition to the sustainable features within the building, the site design for the CSE II Project would maximize the opportunity to alleviate pressure on the existing stormwater infrastructure through the incorporation of pervious paving and landscaping. Existing trees would also be maintained to the extent feasible and areas of new landscaping would incorporate species that are well suited to the local environmental conditions and reduce the need for irrigation.

Vehicle Circulation and Parking

Under Alternative 1, primary vehicular access would continue to be provided from Stevens Way to the western portion of the site with approximately eight short-term parking and vehicle loading areas along Stevens Way NE; fire and emergency access would also be provided along Stevens Way NE. The loading dock for the proposed CSE II Building would be located on the south side of the basement level and would be accessible from Jefferson Road NE and Mason Road NE to the east of the site.

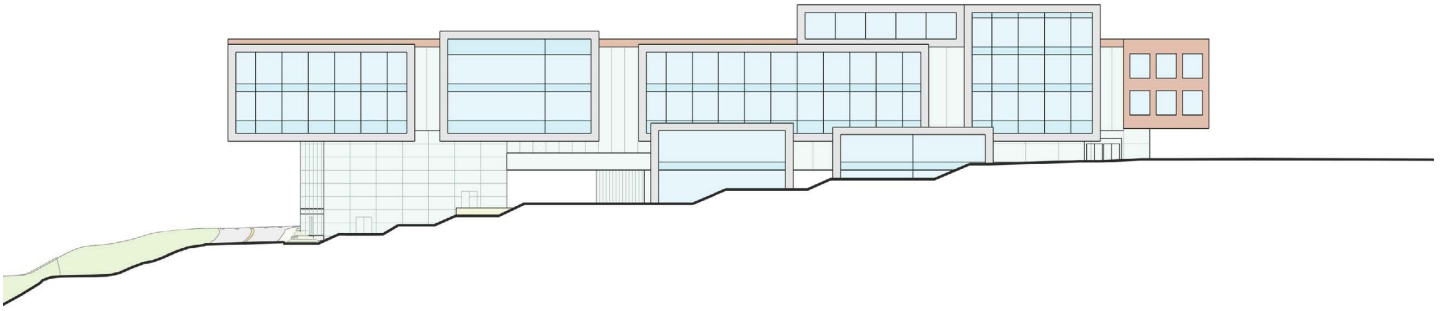
Access through the site on Jefferson Road and Mason Road would be maintained under Alternative 1 and would allow for access through the site and to existing facilities that would be similar to the existing conditions. Existing uses in the site vicinity (i.e. University Power Plant, etc.) require certain height clearances for equipment deliveries along Jefferson Road and Mason Road. Height clearance requirements for Jefferson Road have typically been approximately 16 feet high and height clearances for Mason Road have been approximately 23 feet high. Under Alternative 1, the CSE II Building would span over Jefferson Road NE, but would maintain the existing 16-foot height clearance requirement for existing uses in the site vicinity. The CSE II Building would not span over Mason Road.

Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

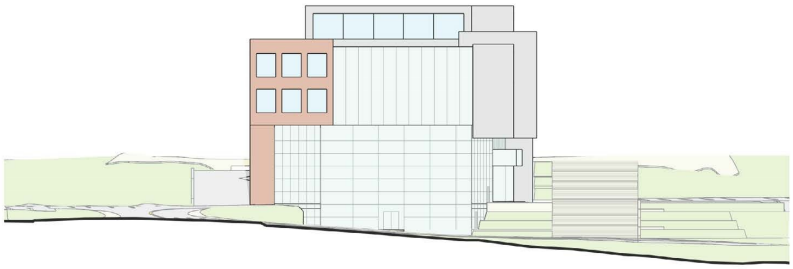
Figure 2-9

Building Rendering from Stevens Way NE—Alternative 1

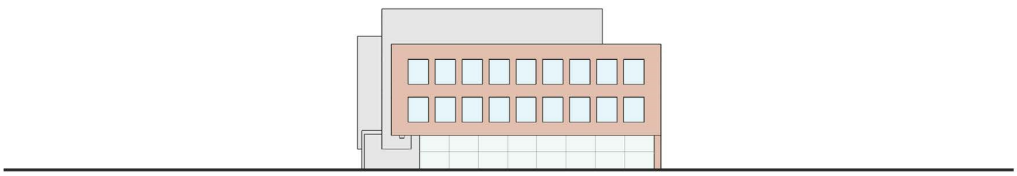


North Elevation

South Elevation



East Elevation



West Elevation

Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-10

Building Elevations—Alternative 1

Approximately 28 parking spaces in University Parking Areas C12 and C15 would be temporarily displaced by construction activities under Alternative 1; nine of these spaces would be permanently displaced by the development of the CSE II Building. Similar to the parking procedures for many other University buildings on campus, staff and student parking would not be provided on the CSE II Project site. Staff and students that drive to campus would be anticipated to park their personal vehicles in assigned University parking lots. Approximately 63 existing bicycle parking spaces would be displaced as part of the project under Alternative 1. New bicycle parking racks would be provided at the southeast portion of the site and along Snohomish Lane and would include parking for approximately 105 bicycles (within the building and outdoor bicycle parking).

Pedestrian and Bicycle Circulation

Snohomish Lane is located on the northern edge of the Alternative 1 site and currently provides a pedestrian connection between the Central Campus and areas to the east (i.e., Burke Gilman Trail, Snohomish Overpass/Hec Edmundson Bride and athletic facilities). Under Alternative 1, the CSE II Project would include an enhanced Snohomish Lane pathway connection with new pavement, lighting and landscaping, as well as seating areas along the pathway and adjacent to the building. Snohomish Lane would travel along the northern portion of the proposed CSE II Building which would allow for multiple building entry points along Snohomish Lane, as well as provide for visual interaction between the building and pathway area. The enhanced pathway, which would continue to provide connections between the Central Campus and areas to the east, would feature a landscaped stepped path that connects Stevens Way through the site to the existing Snohomish Overpass/Hec Edmundson Bridge to the east of the site. It should be noted that the orientation, configuration and alignment of Snohomish Lane from Stevens Way NE to Mason Road NE will continue to be developed during the design of the CSE II Project. The University is considering long-term development scenarios for campus circulation that include a potential new pedestrian bridge over Montlake Boulevard connecting the main campus to the east campus. The location of this potential new bridge is likely to be just to the north of the existing bridge. If the University elects to align the Snohomish Lane pathway through Site 16C with the anticipated location of a new bridge (as depicted on the site plan for Alternative 1), it is possible that a temporary mitigation measure will be a needed: a striped diagonal crosswalk on Mason Road NE to connect the new Snohomish Lane to the portion of the existing Snohomish Lane between Mason Road NE and the Burke Gilman Trail. This diagonal crosswalk would be in place until a new bridge is constructed.

In addition, a new outdoor plaza area would be located on the western portion of the site, between the proposed building and Stevens Way, which is intended to create a pedestrian mixing-zone, as well as unify the Paul G. Allen Center and the CSE II Building.

Landscaping

The landscape design for the proposed CSE II Project under Alternative 1 would be reviewed by the University's landscape architect and University Landscape Advisory Committee, and is intended to protect the existing trees on the site to the extent feasible (refer to **Figure 2-4** for a conceptual illustration of landscaping on the site). The proposed design for the Alternative 1 site would be centered around a new outdoor plaza area that would be located between the CSE II Building and Stevens Way. This new plaza would help to create a unified CSE Complex with the adjacent Paul G. Allen Center. An enhanced Snohomish Lane pathway would also serve as a prominent onsite feature. The plaza and pathway areas would be composed of new hardscape surfaces with integrated landscaping areas and pedestrian scale lighting; new bicycle parking would also be provided along the plaza area and Snohomish Lane. The north and south edges of the site would include new landscaping and trees that would be intended to create a buffer between the new building and the existing adjacent Mechanical Engineering Building and More Hall.

The Alternative 1 site contains 60 existing trees, of which 51 would be considered significant trees per the City of Seattle Director's Rule 16-2008. Of these 51 significant trees, 27 trees are considered to be Exceptional per City of Seattle Director's Rule 16-2008. Approximately 18 existing trees would be removed as part of the proposed CSE II Project, including approximately five significant trees and eight Exceptional trees. As part of development, new replacement trees would be planted on the site to replace the existing trees that would be removed during construction. Tree replacement on the site would be designed to meet or exceed the typical University of Washington requirement to provide tree replacement at a 1:1 ratio. If tree replacement at a 1:1 ratio is not possible on the site, additional trees would be planted at an off-site area on-campus in accordance with typical University procedures. Proposed tree removal and replacement would be intended to meet or exceed the City of Seattle's tree replacement requirements and would be in accordance with the University of Washington's Tree Management Plan.

Utilities

Stormwater

Under Alternative 1, the CSE II Project would route stormwater to a University-owned eight-inch stormwater main that is located to the south side of the site; this main eventually discharges to Lake Washington.

Per City of Seattle requirements, Green Stormwater Infrastructure (GSI) would be incorporated into the project as appropriate to mitigate the effects of new impervious surfaces on the site. Potential GSI features could include green roof space, stormwater planters, porous pavements, or rainwater collection/re-use.

Water

Domestic and fire protection water service would be provided from the existing University-owned water mains to adjacent to the site (below Stevens Way, Jefferson Road or Mason Road). The proposed CSE II Building would require a four-inch domestic service water line and a six-inch fire protection service lines. Water meters and backflow prevention devices would be installed within the building per University of Washington and City of Seattle standards.

Sewer

New six-inch side sewer connections would be provided for the CSE II Building and would be connected to the existing University-owned sewer main located adjacent to the site (below Stevens Way, Jefferson Road or Mason Road).

Electrical, Telecommunications and Other Utilities

Electrical power, telecommunications and other campus utility services (steam and chilled water) would be provided from the existing mains within the campus utility tunnel below the project site. Emergency power for the building would be provided by the adjacent University Power Plant. Natural gas service for the CSE II Building would be available from an existing University-owned main below Jefferson Road.

Existing Oil Tank

An existing 100-foot diameter oil tank is buried below Jefferson Road and is located along the northern edge of the site. The existing oil tank is considered essential to campus operations and access to the tank would be maintained throughout construction and operation of the CSE II Building. An access hatch for the tank is located approximately within the center of Jefferson Road and overhead crane access to the hatch must be maintained for periodic removal and maintenance of the tank. Under Alternative 1, the CSE II Building would span the southern edge of the tank and structural columns and foundations would be placed to avoid the oil tank and allow the building to span the tank to maintain required access to the tank hatch.

Sound Transit Tunnel

The proposed Sound Transit Link Light Rail tunnel would also pass under the University of Washington campus and in the vicinity of Site 16C (approximately 110 feet below the ground surface of the campus). Electromagnetic fields and vibration associated with the construction and operation of the light rail tunnel can affect certain research activities and functions on campus. However, it is anticipated that research activities within the CSE II Building would not be of the type that are generally affected by the associated electromagnetic fields or vibration.

Construction Activities and Schedule

Existing uses on the Alternative 1 site would be removed as part of the construction activities, including the existing More Hall Annex building. Existing pavement on the site from Snohomish Lane, walkways and other paved areas would also be demolished and transported from the site to a permitted regional recycling facility. Pedestrian and bicycle access along Snohomish Lane would be rerouted through the site during the construction process.

A construction staging area and construction parking plan would be coordinated between the general contractor/construction manager (GCCM) and the University of Washington prior to development on the site. Construction vehicle traffic routes would also be coordinated between the GCCM and the University of Washington, and approved by the City of Seattle as part of the permit process, and would be intended to minimize disturbance to the extent feasible, while also protecting pedestrian and vehicle safety in the area.

Due to the nature of the building being partially buried into the hillside at the basement level, the CSE II Project would require minor regrading on the site, as well as areas of cut and fill. Construction of the project under Alternative 1 would require approximately 9,500 cubic yards of cut/excavated materials and approximately 170 cubic yards of imported fill material. Due to site soil conditions, it is anticipated that none of the cut/excavated material would be used a project fill material.

It is anticipated that construction activities would begin in September 2016 and that the proposed building would be operational by September 2018.

Consistency with CMP-Seattle 2003 for Site 16C

As described in Section 2.2, the *CMP-Seattle 2003* includes specific policies and guidelines related to Development Site 16C including: improve the courtyard along Stevens Way NE; develop Snohomish Lane as a major pedestrian corridor; maintain views to the east; and, potentially include an underground building or portions of an underground building.

The design for the CSE II Project under Alternative 1 responds to those policies and guidelines for the site by providing a new outdoor plaza area between the building and Stevens Way NE to help create a unified CSE Complex with the adjacent Paul G. Allen Center. A portion of the CSE II Building would be located below-grade, consistent with the potential guideline for the site[7]. Snohomish Lane would continue to provide pedestrian access between the Central Campus and East Campus, and would be enhanced with new hardscape surfaces, integrated landscaping, pedestrian lighting, seating areas and bicycle

[7] Considering the demolition of More Hall Annex and Plant Operations Annex 7, as well as the underground space under Alternative 1, the total above-ground building space would be approximately 100,000 square feet (101,950 square feet) as identified in the CMP-Seattle 2003 for Site 16C.

parking. Snohomish Lane would be generally retained in its existing alignment to continue to provide views to the east.

Alternative 2 – Development of the CSE II Project on Site 16C and Retention of More Hall Annex

Overview

Under Alternative 2, the Computer Science and Engineering II Project would be located on Development Site 16C and would include the retention of the existing More Hall Annex. As indicated earlier in this chapter, More Hall Annex was originally designed specifically for nuclear reactor purposes, and exhibits characteristics that are substantially different from other academic and office buildings on campus. Given the design challenges of meeting the CSE II program goals on the site while retaining all or a portion of More Hall Annex, two design approaches are analyzed in this SEIS (Scenarios 2.1 and 2.2).

Under Alternative 2 – Scenario 2.1, the More Hall Annex would remain on the site and the CSE II Building would surround the Annex on the north, east and west sides of the More Hall Annex; approximately 30 to 40 feet of separation would be provided between the CSE II Building and More Hall Annex on each side. The two buildings would be connected at the basement level only and the More Hall Annex would be utilized as part of the new CSE II Building for robotics laboratory space and seminar space; the level 1 (penthouse) portion of the More Hall Annex would remain unutilized. The CSE II Building would include four and a half stories (including a basement level) and contain the same building area and provide the same uses as under Alternative 1 (approximately 134,000 square feet of academic and research uses, including space for classrooms, offices, conference rooms, research areas, and student/faculty support spaces).

Under Alternative 2 – Scenario 2.2, the existing More Hall Annex would be retained on the site and the CSE II Building would be constructed to the north, east and west of the More Hall Annex. The two buildings would be connected at the basement level and the Level 1 (penthouse) portion of the CSE II Building and the existing More Hall Annex space would be utilized as part of the new building; the basement level of the More Hall Annex would be used for robotics laboratory space, capstone rooms (research/workroom), and bicycle storage, while the Level 1 portion would be used for a café and capstone room. Under this scenario, the CSE II Building would include four and a half stories (including a basement level) and contain the same amount of building area and building uses as described under Alternative 1.

Location

Under each of the Alternative 2 scenarios, the CSE II Building would be located on Development Site 16C. Similar to Alternative 1, the building would be directly adjacent to the Paul G. Allen Center and would potentially include a tunnel connection between the

existing and proposed buildings (see **Figures 2-1** and **2-3** for maps of the site location and vicinity).

Alternative 2 – Scenario 2.1

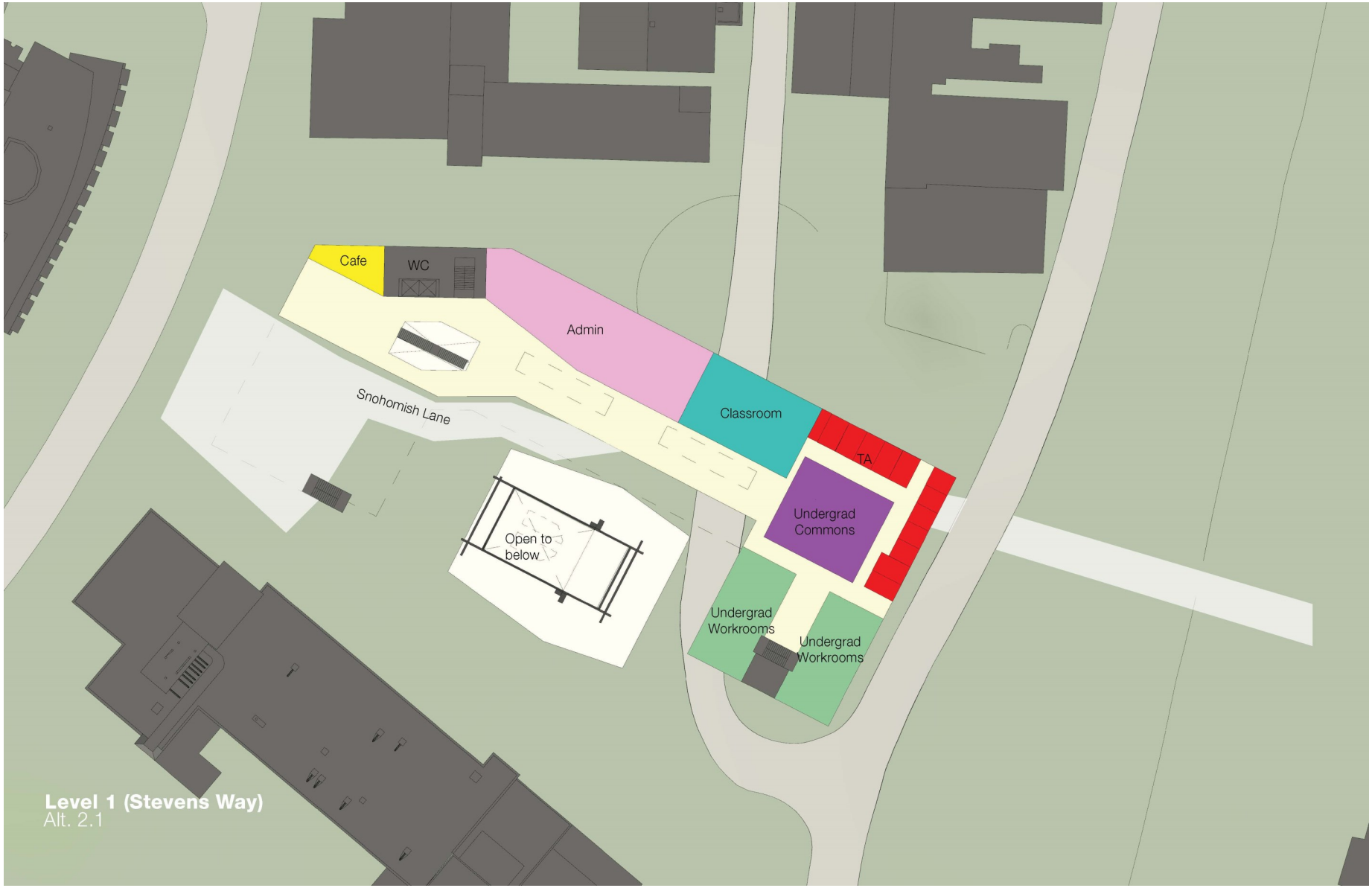
Design Concept

The design for the CSE II Project under Alternative 2 – Scenario 2.1 attempts to accommodate the specific requirements and needs of the CSE Program, while also retaining the More Hall Annex on the site. The More Hall Annex would remain in its current location and the CSE II Building would be constructed surrounding the More Hall Annex on the north, east and west sides with approximately 30 to 40 feet of separation between the existing building and the CSE II Building above-grade. The existing below-grade space in the More Hall Annex would be repurposed and contain new CSE program space; the CSE II Building would not connect with the More Hall Annex at the Level 1 (penthouse) and this portion of the More Hall Annex would remain unutilized (see **Figure 2-11** for a site plan of Alternative 2 – Scenario 2.1).

The location of the CSE II Building under Alternative 2 – Scenario 2.1 would allow for a unified CSE Complex with the adjacent Paul G. Allen Center, similar to Alternative 1. The location and configuration of the new building ("C"-shaped upper levels) would provide a frame around the existing More Hall Annex on the north, east and west sides in order to provide a buffer between the two structures and maintain as much of the original character of the More Hall Annex as feasible. However, the location of the CSE II Building would effectively block the view of the More Hall Annex from Stevens Way to the west, Jefferson Road to the north and Mason Road to the east. In addition, the location of the CSE II Building under this scenario would also result in modifications to the alignment of Snohomish Lane through the site area and block the existing view corridor to Lake Washington.

The CSE II Building under this scenario would include four and a half stories (including a partial basement) and contain approximately 134,000 gross square feet of building space for classrooms, research workrooms, communal spaces, offices, administrative areas, and support spaces. Of the total building area, approximately 103,050 square feet would be considered above-ground space and approximately 30,950 square feet would be considered below-ground space.

However, the retention and reuse of More Hall Annex as part of the CSE II Building would result in disconnected program space and inefficient space for the CSE Program needs as compared to Alternative 1. Given the unique building characteristics of the More Hall Annex (such as basement level open to the penthouse, 10-inch thick walls, expressive roof formation, etc.), the ability of the More Hall Annex to efficiently accommodate computer science program use is not anticipated. The design of the CSE II Building under this scenario would also result in a greater amount of program space at the basement level, as well as isolated program space at Levels 2 and 3 of the building.



Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-11
Site Plan—Alternative 2: Scenario 2.1

Under Scenario 2.1, the Basement Level would include a partial basement with space for a lecture hall, classrooms, a seminar room, robotics laboratory space, and shop space. Below-grade basement space within the retained More Hall Annex would be incorporated into this level and would include a portion of the space dedicated for the robotics laboratory and seminar space. Due to the five-foot height difference between the floor heights of the Annex and CSE II Building, the uses within the Annex would be fragmented from the surrounding CSE II uses. The level change between the More Hall Annex and CSE II Building also creates inefficient space due to the required stair and ADA ramp that would connect the new building to the More Hall Annex. Mechanical space would be located on the west edge of the Basement Level; this area would be separated from the other basement uses to allow for the continued access to Jefferson Road through the site (see **Figure 2-12** for a floor plan of the Basement Level).

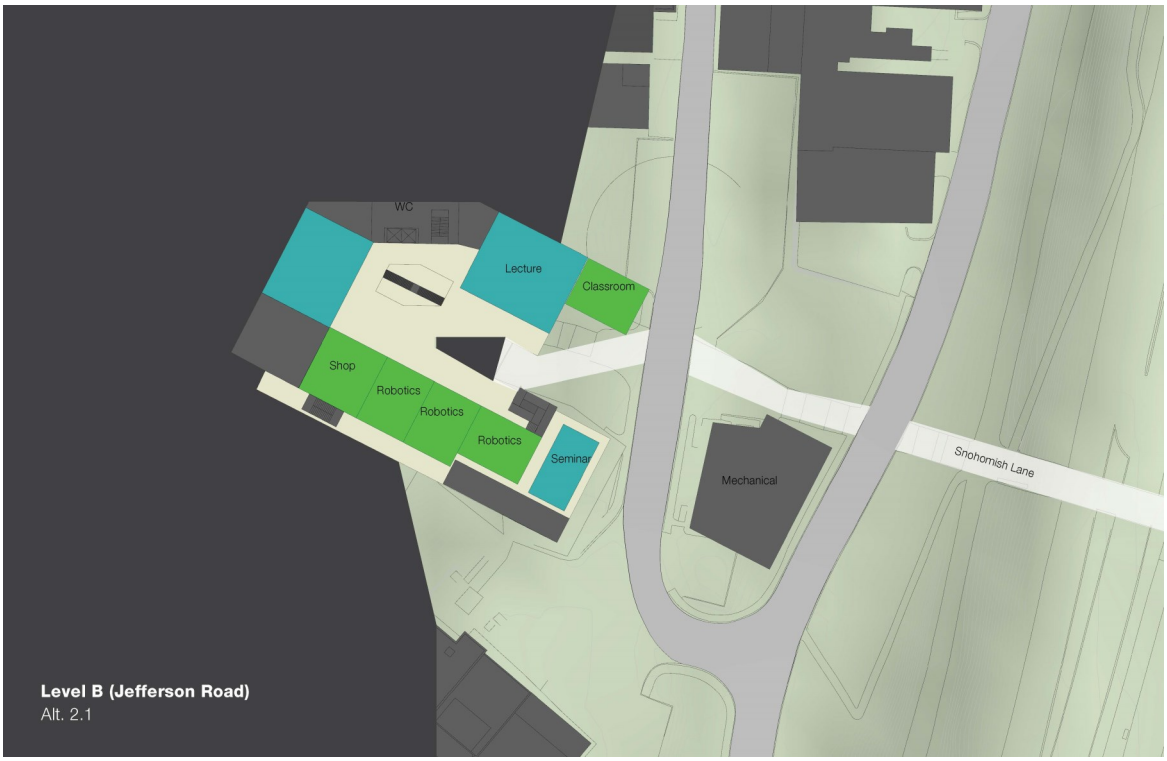
Level 1 of the CSE II Building would include an entry lobby and administrative space on the western portion of the level. The lobby area and primary entry to the building would be accessible from Snohomish Lane and a plaza/pathway connection to Stevens Way. Administration areas, classrooms, undergraduate workrooms and common areas would be provided on Level 1. The penthouse portion of the More Hall Annex would be retained at the ground level and would remain open to the floor area below (see **Figure 2-12** for a floor plan of Level 1).

Level 2 of the building would contain research space and offices on the north side of the floor; capstone rooms (research/workroom) and offices on the west side; and, offices on the east side (see **Figure 2-13** for a floor plan of Level 2).

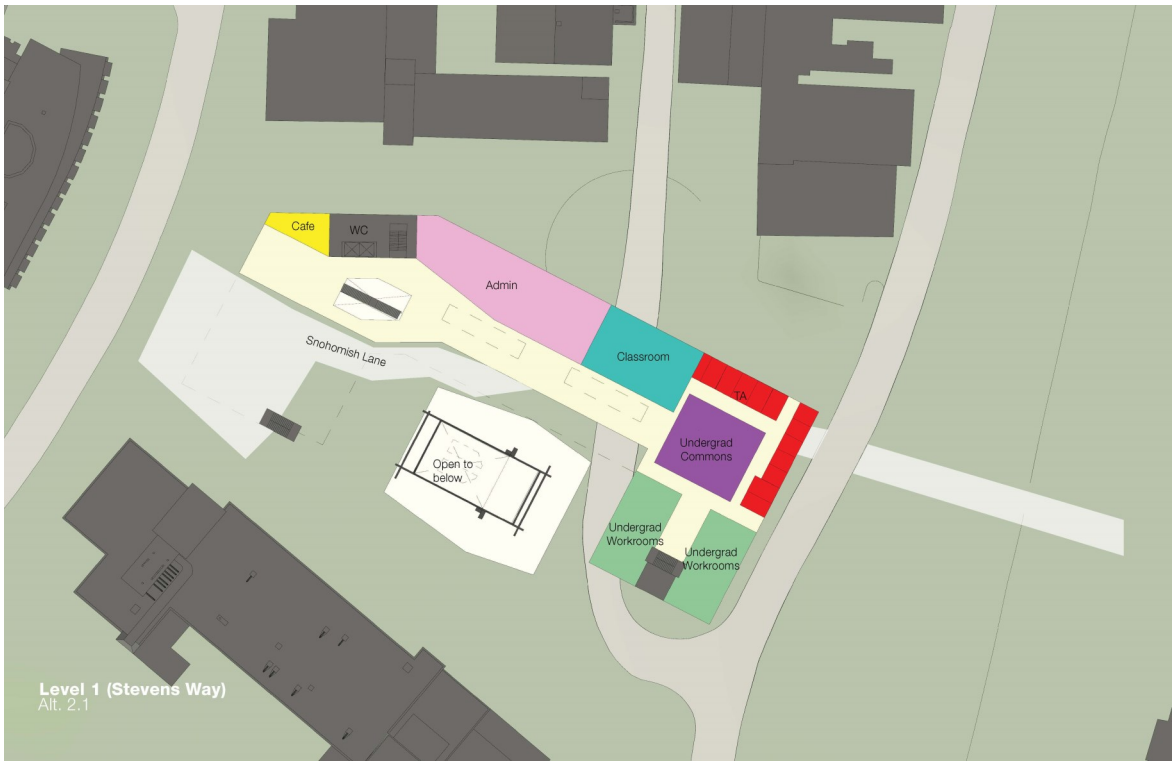
Level 3 of the CSE II Building would contain a similar layout as Level 2 with the exception of graduate workrooms which would replace seminar rooms on the west side of the floor (see **Figure 2-13** for a floor plan of Level 3).

Level 4 of the building would be a partial floor event space and associated service space located on the west side of the floor (see **Figure 2-13** for a floor plan of Level 4).

Similar to Alternative 1, the building's exterior materials would reinforce the contextual relationship between the Allen Center and CSE II Building, and would remain compatible with other nearby structures. However, the Alternative 2.1 building forms a "C" around the More Hall Annex to provide a buffer between the CSE II building and the More Hall Annex. The west, north, and east façades of the new building would be designed to reinforce its relationship to the Allen Center. The inner portion of the "C" would be a mix of glass and opaque paneling.



Scenario 2.1—Basement Plan



Scenario 2.1—Level 1 Plan

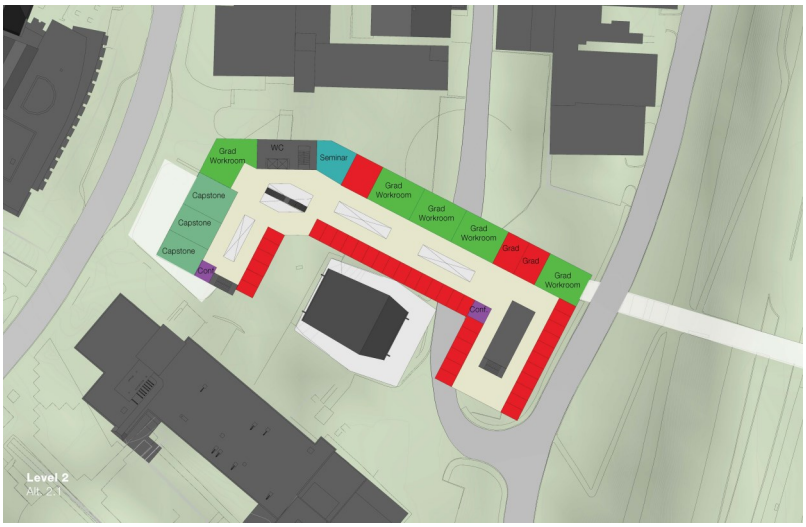
Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

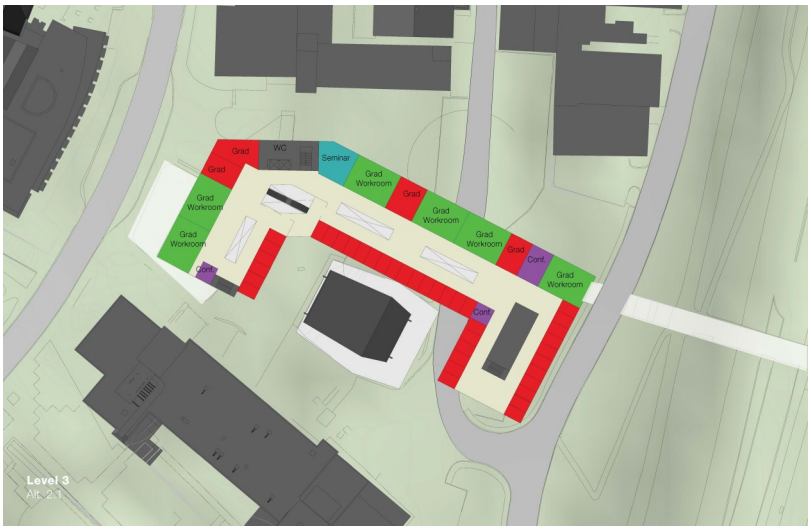
Figure 2-12

Basement and Level 1 Floor Plan—Alternative 2: Scenario 2.1

Scenario 2.1
Level 2 Plan



Scenario 2.1
Level 3 Plan



Scenario 2.1
Level 4 Plan

Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-13

Level 2, Level 3 and Level 4 Floor Plan—Alternative 2: Scenario 2.1

Under Scenario 2.1, the location of the CSE II Building would require the realignment of the existing Snohomish Lane pathway through the site. The west end of the pathway would be moved to the south to accommodate the CSE II Building. The pathway would then travel between the CSE II Building and the retained More Hall Annex before passing back underneath the CSE II Building to reconnect with the existing Snohomish Lane pathway and Snohomish Overpass/Hec Edmundson Bridge to the east. Snohomish Lane under this scenario would result in a more circuitous pedestrian route than under the existing conditions and Alternative 1, and would eliminate the view corridor from Stevens Way NE.

Alternative 2 – Scenario 2.2

Design Concept

Under Alternative 2 – Scenario 2.2, the design for the CSE II Building would create a new building with program space that attempts to meet the existing and future requirements of the CSE Program and also retain the existing More Hall Annex on the site by incorporating it into the construction of the CSE II building. The More Hall Annex would remain in its current location and the proposed CSE II Building would be constructed around and connected to the north and west sides of the More Hall Annex (as opposed to surrounding the More Hall Annex with 30 to 40 feet of separation between the buildings as under Alternative 2 – Scenario 2.1). See **Figure 2-14** for a site plan of Alternative 2 – Scenario 2.2.

Similar to Alternative 1, the location of the CSE II Building on the site would create a unified CSE Complex with the adjacent existing Paul G. Allen Center. The CSE II Building under this scenario would feature a similar configuration as Alternative 2 – Scenario 2.1 ("C"-shaped configuration on the upper levels); however, the new building would be connected to the More Hall Annex at both the basement and ground floor levels and no buffer would be provided between the Annex and the CSE II Building (compared to only a basement level connection under Scenario 2.1).

Similar to Scenario 2.1, development under this scenario would obstruct views of the More Hall Annex from Stevens Way, Jefferson Road and Mason Road. Construction of the CSE II Building as an attached structure to the More Hall Annex could also affect the historic character of the Annex structure. In addition, given the unique building characteristics of the More Hall Annex (such as basement level open to the penthouse, 10-inch thick walls, expressive roof formation, etc.), the ability of the More Hall Annex to efficiently accommodate computer science program use is not anticipated.

Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-14
Site Plan—Alternative 2: Scenario 2.2

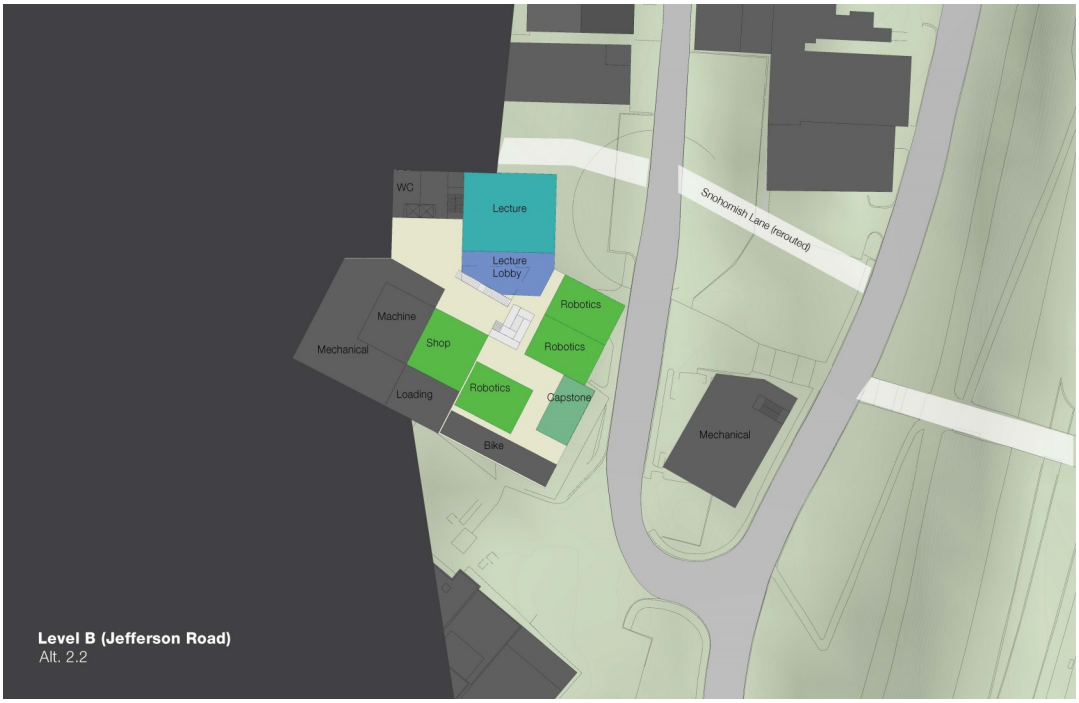
Under Alternative 2 – Scenario 2.2, the CSE II Building would be four and a half levels (including a partial basement) and would contain approximately 134,000 gross square feet of building space for classrooms, research labs, communal spaces, offices, administrative areas, and support spaces. Of the total building area, approximately 102,910 square feet would be considered above-ground space and approximately 31,090 square feet would be considered below-ground space. However, the retention and incorporation of the existing More Hall Annex into the new CSE II Building would result in inefficient program space for the CSE Program's needs, create disconnects between spaces within the building, and compromise the functionality of the building for the CSE Program uses.

Under Scenario 2.2, the Basement Level of the CSE II Building would include a lecture hall and lobby area, seminar room, robotics lab, mechanical and machine rooms, restrooms and a loading dock. The Basement Level would be connected to the More Hall Annex and it is assumed that uses such as a robotics laboratory, a capstone room (research/workroom) and bicycle storage would be provided within the former reactor room. Similar to Scenario 2.1, the difference in floor heights between the CSE II Building and More Hall Annex would fragment the space within the Annex and create inefficient space due to stairway and ADA access connections. Additional mechanical space would be located on the west edge of the level; this area would be separated from the other basement uses to allow for the continued access to Jefferson Road through the site (see **Figure 2-15** for a floor plan of the Basement Level).

Level 1 of the CSE II Building would include the main entrance and lobby area on the western portion of the level, as well as administrative space, restrooms and capstone rooms. Classrooms, undergraduate workrooms, and common areas would be provided in the eastern portion of the level. Also within Level 1, a capstone room and cafe would be provided within the More Hall Annex penthouse level which allows occupants to view down to the robotics lab in the Basement Level (see **Figure 2-15** for a floor plan of Level 1).

Level 2 of the CSE II Building would include undergraduate student workrooms, offices, and restrooms throughout the floor. In addition, a seminar room would be located on the north side of Level 2. Additional offices, conference rooms and restrooms would be provided on the east side of the level (see **Figure 2-16** for a floor plan of Level 2).

Level 3 would include a similar layout as Level 2; however, additional workroom space would be provided to replace the seminar rooms or commons areas located on Level 2. Level 4 of the building would be a partial floor event space and associated service space located on the west side of the floor (see **Figure 2-16** for a floor plan of Level 3 and 4).



Scenario 2.2—Basement Plan

Scenario 2.2—Level 1 Plan

Source: LMN, 2015.

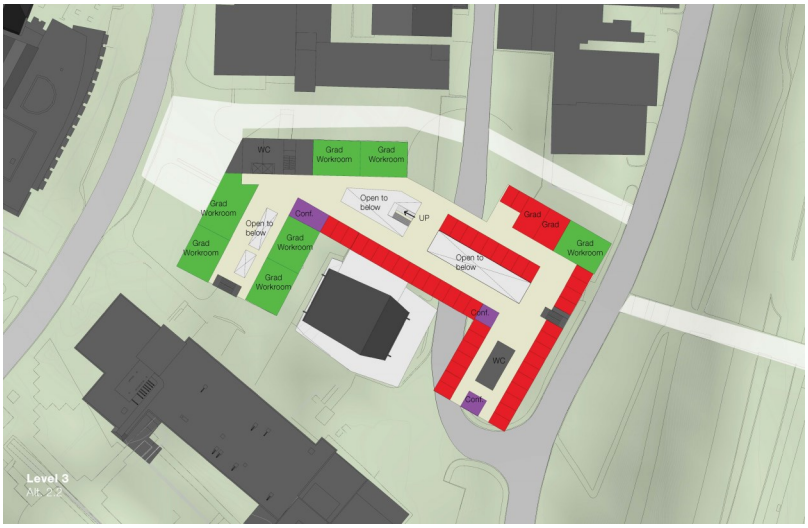
EA Engineering, Science, and Technology, Inc.

Figure 2-15

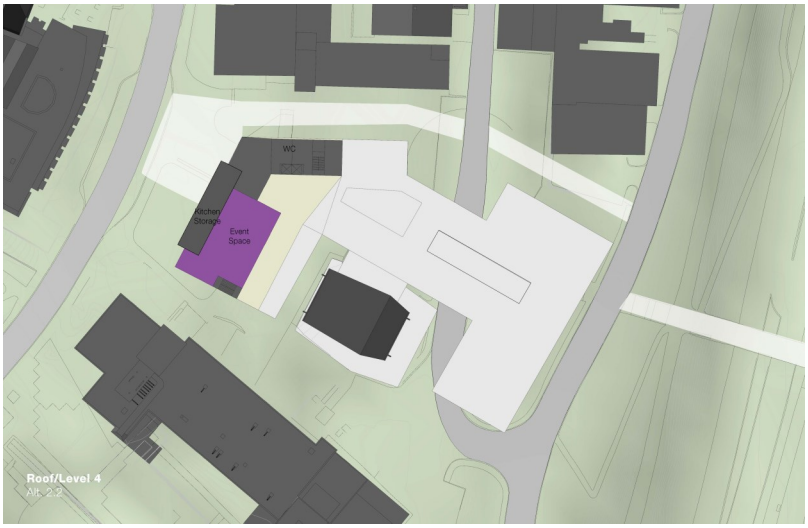
Basement and Level 1 Floor Plan—Alternative 2: Scenario 2.2

Scenario 2.2
Level 2 Plan

Scenario 2.2
Level 3 Plan



Scenario 2.2
Level 4 Plan



Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-16

Level 2, Level 3 and Level 4 Floor Plan—Alternative 2: Scenario 2.2

Similar to Alternative 1 and Alternative 2 - Scenario 2.1, the exterior building materials would reinforce the contextual relationship between the Paul G. Allen Center and CSE II Building, and would remain compatible with other nearby structures. Similar to Scenario 2.1, the upper levels of Scenario 2.2 form a "C" around the More Hall Annex; however, the ground level of Scenario 2.2 connects to the More Hall Annex at Level 1 and attaches program space directly adjacent to the existing opening.

Under Scenario 2.2, the location and orientation of the CSE II Building would require the realignment of the existing Snohomish Lane pathway through the site. The west end of the pathway would be realigned at the northwest corner of the site to accommodate the CSE II Building. The path would travel along the northern edge of the CSE II Building and shift to the south along the eastern edge of the building to reconnect with the existing pathway and Snohomish Overpass/Hec Edmundson Bridge to the east. Snohomish Lane under this scenario would result in a more circuitous pedestrian route than under the existing conditions and Alternative 1.

Features Similar under Scenario 2.1 and 2.2

Sustainable Design

Similar to Alternative 1, the design of the CSE II Building under the Alternative 2 scenarios would be anticipated to meet or exceed the University of Washington's requirement of LEED Silver. Sustainable design features would include energy efficient HVAC systems, natural ventilation, low-flow plumbing fixtures, natural daylighting, low VOC materials, and a high performing building envelope. In addition, the site design for the CSE II Project would maximize the opportunity to alleviate pressure on the existing stormwater infrastructure through the incorporation of pervious paving and landscaping. Existing trees would also be maintained to the extent feasible and areas of new landscaping would incorporate species that are well suited to the local environmental conditions and reduce the need for irrigation.

Vehicle Circulation and Parking

Similar to Alternative 1, primary vehicular access under the Alternative 2 scenarios would continue to be provided from Stevens Way to the western portion of the site with short-term parking and vehicle loading areas along Stevens Way NE; fire and emergency access would also be provided along Stevens Way NE. The loading dock for the CSE II Building would be located on the south side of the basement level and would be accessible from Jefferson Road NE and Mason Road NE to the east of the site.

Access through the site on Jefferson Road and Mason Road would be maintained under the Alternative 2 scenarios and would allow for access that would be similar to the current conditions and Alternative 1. Existing uses in the site vicinity (i.e. University Power Plant, etc.) require certain height clearances for equipment deliveries along Jefferson Road and Mason Road. Height clearance requirements for Jefferson Road have typically been

approximately 16 feet high and height clearances for Mason Road have been approximately 23 feet high. Development under Alternative 2 would provide appropriate clearance for Jefferson Road and Mason Road.

Approximately 28 parking spaces (within University Parking Areas C12 and C 15) would be temporarily displaced by construction activities under Alternative 2; nine of these parking spaces would be permanently displaced by the development of the CSE II Building. Similar to the parking procedures for many other University buildings on campus, staff and student parking would not be provided on the CSE II Project site. Staff and students that drive to campus would be anticipated to park their personal vehicles in assigned University parking lots. New bicycle parking would be provided at the south portion of the building and would include parking for approximately 105 bicycles (within the building and outdoor bicycle parking).

Pedestrian and Bicycle Circulation

As described under each of the Alternative 2 scenarios, development of the CSE II Building would compromise the existing Snohomish Lane pathway and require the realignment of Snohomish Lane through the site (i.e., between the More Hall Annex and CSE II Building under Scenario 2.1 or to the north of the CSE II Building under Scenario 2.2). Realignment of the pathway would also obstruct a portion of the existing view corridor from Snohomish Lane toward Lake Washington to the west.

A new outdoor plaza area would be located on the western portion of the site, between the proposed building and Stevens Way, similar to Alternative 1. The new plaza would create a mixing zone of pedestrian pathways from Snohomish Lane, Stevens Way, and the entries for the Mechanical Engineering Building and More Hall.

Landscaping

Under Alternative 2, the landscape design for the CSE II Project would be reviewed by the University's landscape architect and the University's Landscape Advisory Committee, and would protect the existing trees on the site to the extent feasible. Similar to Alternative 1, the design would be centered around a new outdoor plaza area on the western portion of the site to allow a unified CSE Complex with the adjacent Paul G. Allen Center. The Snohomish Lane pathway would also be realigned under Alternative 2 and serve as a prominent onsite feature. The plaza and pathway areas would be composed of new hardscape surfaces with integrated landscaping areas and pedestrian scale lighting.

Tree removal and replacement on the site would be the same as described under Alternative 1 and would be intended to meet or exceed the City of Seattle's tree replacement requirements, as well as in accordance with the University of Washington's Tree Management Plan.

Utilities

Utilities connections to serve the CSE II Building are anticipated to be similar to those described under Alternative 1 and would include water, sewer, stormwater, electrical, telecommunications, steam, and chilled water.

Similar to Alternative 1, the Alternative 2 scenarios would maintain access to the existing oil tank is located approximately within the center of Jefferson Road and overhead crane access to the oil tank hatch would be maintained for periodic removal and maintenance of the tank. The CSE II Building would span the southern edge of the tank and structural columns and foundations would be placed to avoid the oil tank and allow the building to span the tank to provide required access to the tank hatch.

Construction Activities/Schedule

Under Alternative 2, the More Hall Annex would be retained on the site and the building would be protected during construction activities, as necessary. Existing paved uses on the site would be removed as part of the construction activities, including existing pavement on the site from Snohomish Lane, walkways and other paved areas. Pedestrian and bicycle access along Snohomish Lane would be rerouted through the site during the construction process.

Similar to Alternative 1, construction staging area and construction parking plan would be coordinated between the general contractor/construction manager (GCCM) and the University of Washington prior to development on the site. Construction vehicle traffic routes would also be coordinated between the GCCM and the University of Washington, and approved by the City of Seattle as part of the permit process, and would be intended to minimize disturbance to the extent feasible, while also protecting pedestrian and vehicle safety in the area.

Similar to Alternative 1, the CSE II Project would require minor regrading, as well as areas of cut and fill. Construction of the proposed project under Alternative 2 would require approximately 11,300 cubic yards of cut/excavated materials and approximately 1,150 cubic yards of imported fill material. Due to site soil conditions, it is anticipated that none of the cut/excavated material would be used a project fill material.

It is anticipated that construction activities would begin in September 2016 and that the proposed building would be operational by September 2018.

Consistency with CMP-Seattle 2003 for Site 16C

As described in Section 2.2, the *CMP-Seattle 2003* includes specific policies and guidelines related to Development Site 16C including: improve the courtyard along Stevens Way NE; develop Snohomish Lane as a major pedestrian corridor; maintain views to the east; and, potentially include an underground building or portions of an underground building.

The design for the CSE II Project under Alternative 2 responds to those policies and guidelines for the site by providing a new outdoor plaza area between the building and Stevens Way NE to help create a unified CSE Complex with the adjacent Paul G. Allen Center. A portion of the CSE II Building would be located below-grade, consistent with the guidelines for the site. The Snohomish Lane pathway would be realigned to continue to provide pedestrian access between the Central Campus and East Campus. The pathway would be enhanced with new hardscape surfaces, integrated landscaping, pedestrian lighting, seating areas and bicycle parking. However, under Alternative 2, views across the site would be obstructed by the CSE II Building and the realigned Snohomish Lane.

Alternative 3 – Development of the CSE II Project on Site 14C

Overview

Under Alternative 3, the CSE II Building would be located on Development Site 14C and would include the removal of the existing buildings on the site (University Facilities Buildings and Plant Operation Annex Buildings); existing uses (and associated staff) on the site would be relocated prior to construction and could require the development or acquisition of new office space to accommodate the displaced uses. Alternative 3 includes two development scenarios for the CSE II Building on the site. Alternative 3 – Scenario 3.1 would construct the CSE II Building as a low rise building (four stories, including a partial basement) in an east-west orientation along the northern portion of Development Site 14C. Alternative 3 – Scenario 3.2 would construct the CSE II Building as a high-rise building (seven stories, including a partial basement) with a north-south orientation along Stevens Way and Jefferson Road.

Location

Development of the CSE II Project under Alternative 3 would be located on Development Site 14C which is generally bounded by the University of Washington Club Building and Fluke Hall to the north, Mason Road NE to the east, Loew Hall and the Central Power Plant to the south, and the Engineering Library Building, Stevens Way NE and the HUB to the west. Due to the site location, development of the CSE II Project on the Alternative 3 site would be disconnected from the existing CSE Program uses within the Paul G. Allen Center and would not result in a unified CSE Program Complex (see **Figure 2-1** for map of the University of Washington campus and Site 14C).

Alternative 3 – Scenario 3.1

Design Concept

Under Alternative 3 – Scenario 3.1, the CSE II Building would be constructed on the northern portion of Site 14C, between Stevens Way and Mason Road. The design of the building would include a low-rise, four-story structure (including partial basement) with approximately 130,000 square feet of building space. Of the total building area,

approximately 111,200 square feet would be considered above-ground space and approximately 18,800 square feet would be considered below-ground space. The building would be approximately 48 feet in height which would be below the 105-foot height limit established for the site under the *CMP-Seattle 2003*.

The location of the CSE II Building on Site 14C would result in a disconnect between the existing CSE Program uses in the Paul G. Allen Center and the proposed new building and would not provide the opportunity for the same unified CSE Complex that would occur under Alternatives 1 and 2. The orientation of the CSE II Building in an east-west direction along the northern edge of Site 14C would result in the building spanning the existing north-south vehicular roadway and pedestrian connection between Stevens Way, University Parking Area C19, and Jefferson Road. As a result, the proposed building height under this scenario would impact views from the existing adjacent University of Washington Club Building to the north (see **Figure 2-17** for a site plan of Scenario 3.1). Similar to Alternative 1, the building would include classrooms, research labs, communal spaces, offices, and support spaces. The building would support approximately 265 new staff, faculty and graduate students; classroom and computer lab areas would also provide 785 seats for student use.

Under Alternative 3 – Scenario 3.1, the Basement Level would include mechanical space in the western portion and robotics lab and shop space in the eastern portion of the level. These areas would be separated to allow for continued access of the internal driveway between University Parking Area C19 and Jefferson Road. The upper levels of the building would span the roadway to allow for continued vehicular access between the parking area and Jefferson Road. A new sidewalk would also be incorporated into the roadway for provide enhanced pedestrian access through the site (see **Figure 2-18** for the Basement Level floor plan).

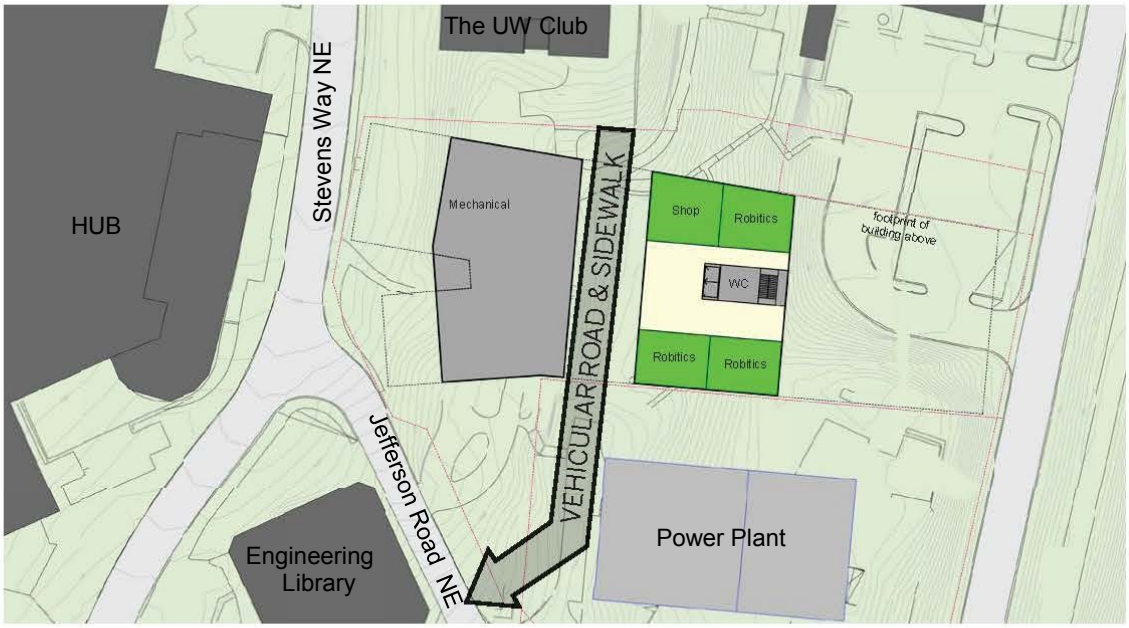
Level 1 would include a lecture hall, classrooms, seminar rooms, and event space along the north side of the building. The main entry and lobby would be located along the west side of the level with primary access from the entry courtyard off of Stevens Way. Administrative space, a seminar room and mechanical space would be provided on the south side of the building. Restrooms would be centrally located on the level and portions of the central areas of Level 1 would be open to the levels above (see **Figure 2-18** for the Level 1 floor plan).

Levels 2 and 3 include similar floor layouts with laboratories and offices along the north side of the level with offices and mechanical rooms along the south portion of the level. Offices and restrooms would be centrally located and portions of the central area of each level would be open to the areas below. Level 3 would also include capstone rooms along the eastern edge of the level (See **Figure 2-19** for floor plans of Levels 2 and 3).

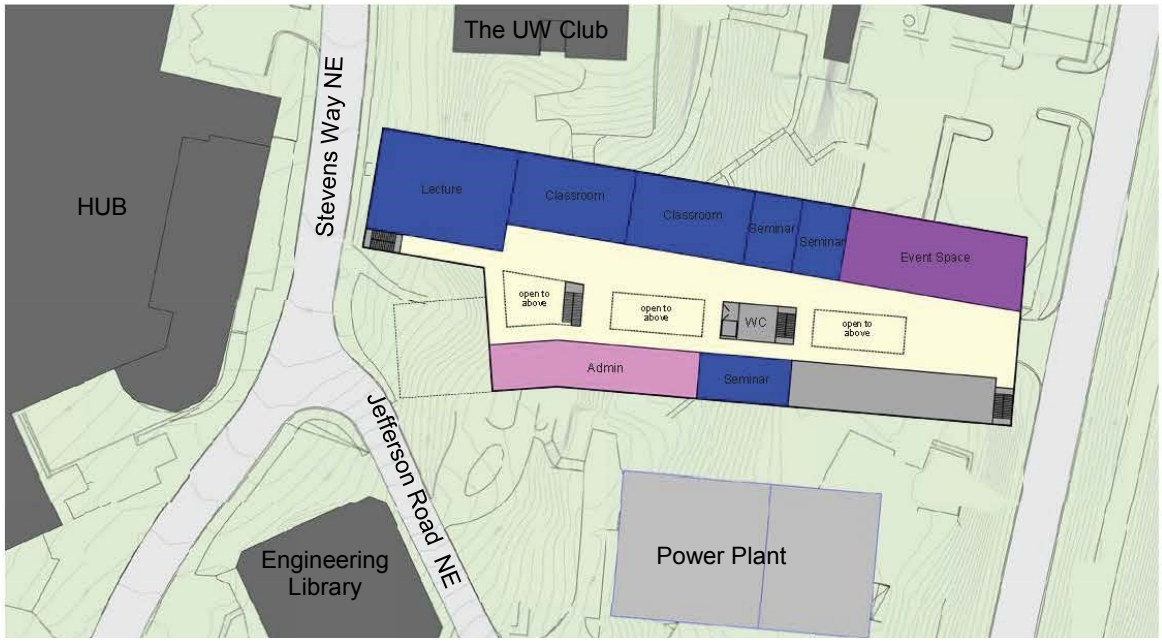
Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-17
Site Plan—Alternative 2: Scenario 3.1



Scenario 3.1—Basement Plan



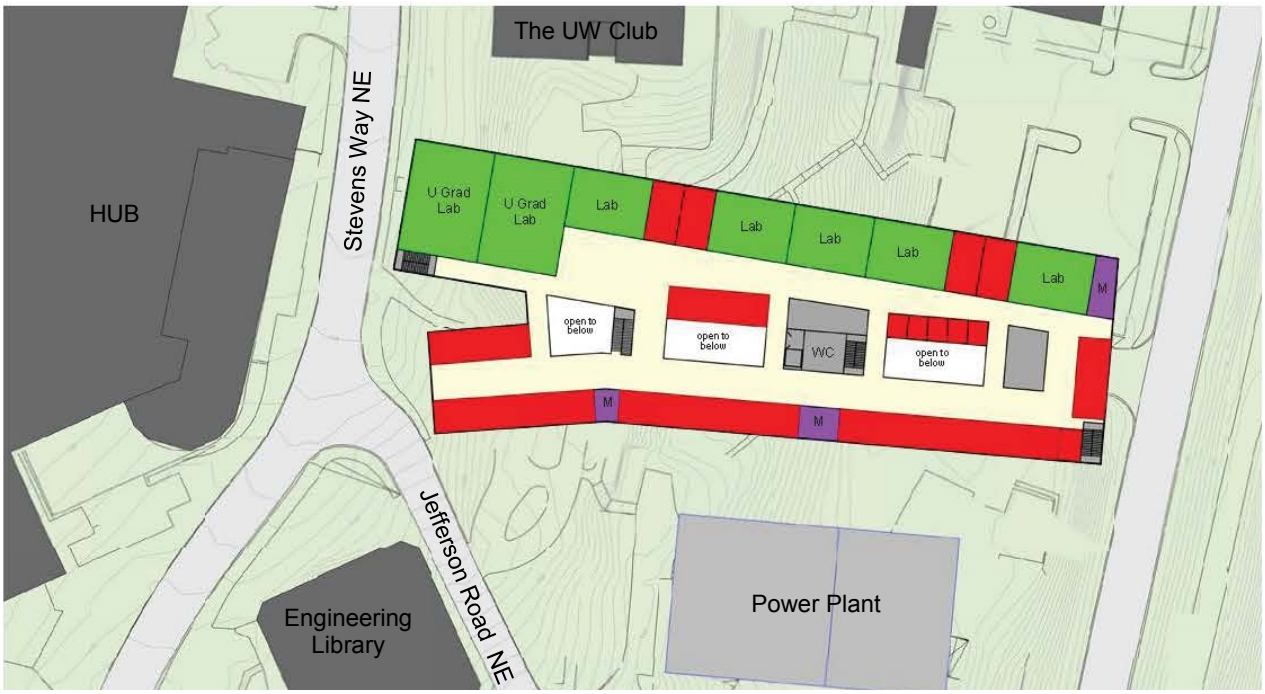
Scenario 3.1—Level 1 Plan

Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-18

Basement and Level 1 Floor Plan—Alternative 3: Scenario 3.1



Scenario 3.1—Level 2 Plan

Scenario 3.1—Level 3 Plan

Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-19

Level 2 and Level 3 Floor Plan—Alternative 3: Scenario 3.1

The exterior design of Alternative 3.1 includes materials that will complement the existing campus context. Proposed building materials include a mix of masonry, metal panel, and curtain wall. The arrangement of materials and openings would be intended to complement the Paul G. Allen Center; however, the building's relationship to the Paul G. Allen Center would not be apparent given the two sites are not adjacent to one another.

Alternative 3 – Scenario 3.2

Design Concept

Under Alternative 3 – Scenario 3.2, the CSE II Building would be constructed on the western portion of Site 14C, adjacent to Stevens Way and Jefferson Road. The design of the building under this scenario would include a high-rise, seven-story structure (including a partial basement) with approximately 130,000 square feet of building space. Of the total building area, approximately 118,280 square feet would be considered above-ground space and approximately 9,500 square feet would be considered below-ground space. The CSE II Building would be approximately 75 feet tall, which would be below the 105-foot height limit that is established for the site under the *CMP-Seattle 2003*.

Similar to Scenario 3.1, development under this scenario would result in a disconnect between the existing CSE uses in the Paul G. Allen Center and would not provide the opportunity for the same unified CSE Complex that would occur under Alternatives 1 and 2. The north-south orientation along the western edge of the site would require the realignment of the north-south roadway and pedestrian access but would not require any development over the roadway and pedestrian area.

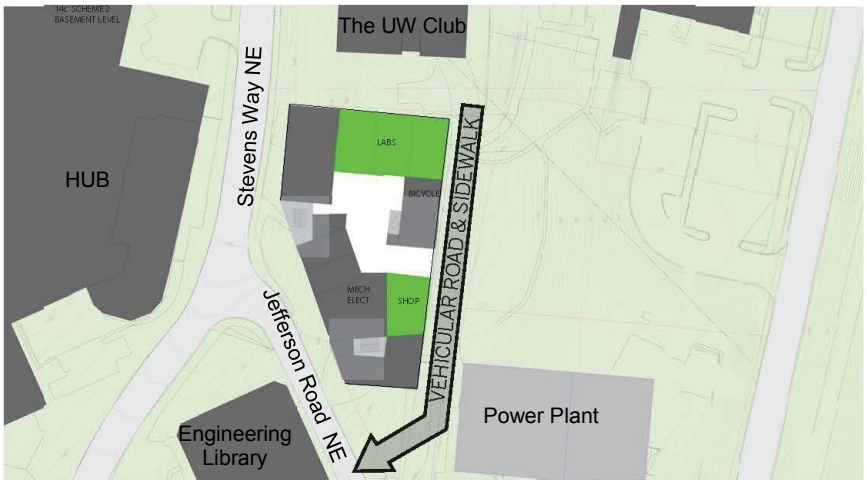
The orientation of the building on the site would also maintain the existing views from the University of Washington Club Building to the north; however, certain views from HUB to the west could be obstructed with development under Scenario 3.2. In addition, the configuration of the building as a high-rise structure under Scenario 3.2 would result in smaller floor plates which would further divide uses within the building and associated opportunities for collaboration (see **Figure 2-20** for a site plan of Scenario 3.2).

Similar to Alternative 1, the building would include classrooms, research labs, communal spaces, offices, and support spaces. The building would support approximately 265 new staff, faculty and graduate students; classroom and computer lab areas would also provide 785 seats for student use. Under Scenario 3.2, the Basement Level would include workroom areas and shop space along the east portion of the level; bicycle parking/storage would also be provided in this area. Mechanical space would be provided along the west and south portion of the level (see **Figure 2-21** for a floor plan of the Basement Level).

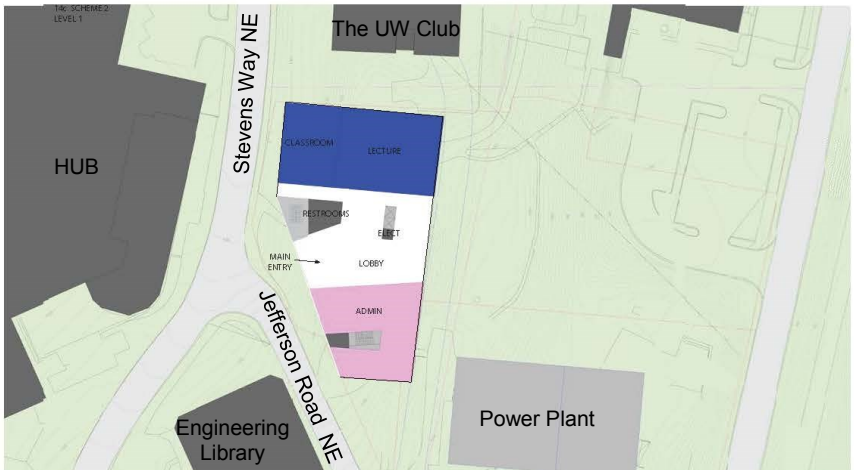
Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

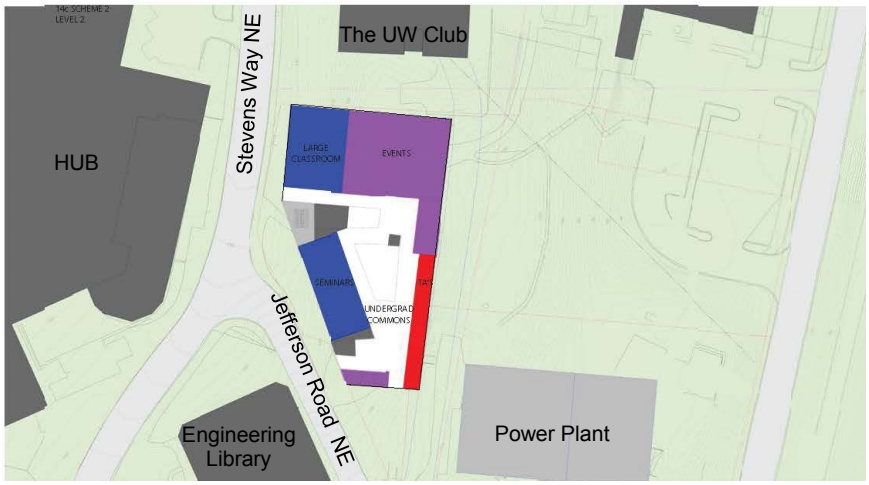
Figure 2-20
Site Plan—Alternative 2: Scenario 3.2



Scenario 3.2
Basement Plan



Scenario 3.2
Level 1 Plan



Scenario 3.2
Level 2 Plan

Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-21

Basement, Level 1 and Level 2 Plan—Alternative 3: Scenario 3.2

Level 1 would provide lecture hall and classroom space along the north portion of the level. A centrally located lobby area would be provided on this level and would allow for primary access from the entry courtyard via Stevens Way. Administrative space would also be included at the south end of Level 1 (see **Figure 2-21** for the Level 1 floor plan).

Classroom and event space would be located in the north portion of Level 2. Seminar rooms would be provided along the southwest portion of the level and offices would be provided on the southeast portion. An undergraduate student commons area would be centrally located within Level 2 (see **Figure 2-21** for the floor plan of Level 2).

Level 3 would include laboratory space within the northwest portion of the level with capstone rooms provided along the southwest area. Offices would be provided along the entire east side of the level (see **Figure 2-22** for the Level 3 floor plan).

Levels 4 through 6 would contain similar floor layouts and provide laboratory space in the northwest corner of the level with seminar rooms and offices in the southwest corner. Offices would be provided along the entire east side of each level (see **Figure 2-22** for the floor plans of Level 4 through 6).

Similar to Alternative 3.1, the exterior design of Alternative 3.2 would include materials that will complement the existing campus context. Proposed building materials include a mix of masonry, metal panel, and curtain wall. The arrangement of materials and openings would be intended to complement the Paul G. Allen Center; however, the building's relationship to the Paul G. Allen Center would not be apparent given the two sites are not adjacent to one another.

Features Similar under Scenarios 3.1 and 3.2

Sustainable Design

Similar to Alternatives 1 and 2, the design of the CSE II Building under the Alternative 3 scenarios would be intended to meet or exceed the University of Washington's requirement of LEED Silver. Sustainable design features would include energy efficient HVAC systems, natural ventilation, low-flow plumbing fixtures, natural daylighting, low VOC materials, and a high performing building envelope. In addition, the site design for the CSE II Project would maximize the opportunity to alleviate pressure on the existing stormwater infrastructure through the incorporation of pervious paving and landscaping. Existing trees would also be maintained to the extent feasible and areas of new landscaping would incorporate species that are well suited to the local environmental conditions and reduce the need for irrigation.

Scenario 3.2—Level 3 Plan

Scenario 3.2—Level 4-6 Plan

Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-22

Level 3 and Level 4-6 Plan—Alternative 3: Scenario 3.2

Circulation and Parking

Vehicular access under the Alternative 3 site would continue to be provided from the western portion of the site along Jefferson Road via Stevens Way; fire and emergency access would also be provided from Stevens Way and Jefferson Road. The existing north-south roadway connection between Stevens Way and Jefferson Road would also be maintained under Alternative 3 and would provide additional access to the CSE II Building. A new sidewalk would also be provided along the roadway to create enhanced pedestrian connections through the site. The loading dock for the CSE II Building would be located on the south side of the basement level and would be accessible from the north-south vehicular roadway.

Approximately 60 parking spaces would be temporarily displaced by construction activities under Alternative 3, including approximately four spaces in University Parking Area C19, 35 spaces in N24, and 21 spaces in C21. These spaces are anticipated to be replaced once the development of the CSE II Building is completed. Similar to the parking procedures for many other University buildings on campus, staff and student parking would not be provided on the site. Staff and students that drive to campus would be anticipated to park their personal vehicles in surrounding University parking lots.

Approximately 19 bicycle parking spaces would be displaced as part of the construction of the CSE II Building. New bicycle parking racks would be provided at the west and south portions of the site and would include parking for approximately 105 bicycles (within the building and outdoor bicycle parking).

Landscaping

The landscape design for the proposed CSE II Project under Alternative 3 would be reviewed by the University's landscape architect and University Landscape Advisory Committee, and is intended to protect the existing trees on the site to the extent feasible. The design for the site would be centered around a new entry courtyard adjacent to Stevens Way. The upper levels of the CSE II building would extend over the courtyard to create covered outdoor gathering space near the entrance to the building. The courtyard and associated pathway areas on the site would be composed of new hardscape surfaces with integrated landscaping areas and pedestrian scale lighting.

The Alternative 3 site (Site 14C) contains 108 existing trees, of which 93 would be considered significant trees. Of these 93 significant trees, 32 are considered to be Exceptional per City of Seattle Director's Rule 16-2008. Existing trees would be retained as possible along the northern edge of the CSE II building to create a buffer between the new building and the adjacent University of Washington Club.

Approximately 56 existing trees would be removed as part of development under Alternative 3 – Scenario 3.1, including approximately 28 significant trees and 17 Exceptional trees. Under Alternative 3 – Scenario 3.2, approximately 27 existing trees would be

removed, including approximately 8 significant trees and 13 Exceptional trees. As part of development under Alternative 3, new replacement trees would be planted on the site to replace the existing trees that would be removed during construction. Tree replacement on the site would be designed to meet or exceed the typical University of Washington requirement to provide tree replacement at a 1:1 ratio. If tree replacement at a 1:1 ratio is not possible on the site, additional trees would be planted at an off-site area on-campus in accordance with typical University procedures. Proposed tree removal and replacement would be intended to meet or exceed the City of Seattle's tree replacement requirements and would be in accordance with the University of Washington's Tree Management Plan.

Utilities

Stormwater – Under Alternative 3, development of the CSE II Project on Site 14C would route stormwater to a University-owned eight-inch stormwater main that is located to the west of the side of the site (within Stevens Way or Jefferson Road); this main eventually discharges to Lake Washington.

Per City of Seattle requirements, Green Stormwater Infrastructure (GSI) would be incorporated into the project as appropriate to mitigate the effects of new impervious surfaces on the site. Potential GSI features could include green roof space, stormwater planters, porous pavements, or rainwater collection/re-use.

Water - Domestic and fire protection water service would be provided from the existing University-owned water mains to adjacent to the site (below Stevens Way or Jefferson Road). The proposed CSE II Building would require a four-inch domestic service water line and a six-inch fire protection service lines. Water meters and backflow prevention devices would be installed within the building per University of Washington standards.

Sewer – New side sewer connections would be provided for the CSE II Building and would be connected to the existing University-owned sewer main located to the west of the site (below Stevens Way or Jefferson Road).

Electrical, Telecommunications and Other Utilities – Electrical power, telecommunications and other campus utility services (steam and chilled water) would be provided from the existing mains within the campus utility tunnel below the project site. Natural gas service for the CSE II Building would be available from an existing University-owned main below Stevens Way.

Construction Activities/Schedule

Existing uses on the Alternative 3 site would be removed as part of the construction activities for the CSE II Building, including the existing two-story University Facilities Building, the two-story University Facilities Services Administration Building, and the two-story University Facilities Plant Operations Annex Buildings (Buildings 1 through 6). Existing

pavement on the site from Snohomish Lane, walkways and other paved areas would also be demolished and transported from the site to a permitted regional recycling facility.

A construction staging area and construction parking plan would be coordinated between the general contractor/construction manager (GCCM) and the University of Washington prior to development on the site. Construction vehicle traffic routes would also be coordinated between the GCCM and the University of Washington and would be intended to minimize disturbance to the extent feasible, while also protecting pedestrian and vehicle safety in the area.

Due to the nature of the building being partially buried into the hillside at the basement level, the CSE II Project would require minor regrading, as well as areas of cut and fill. Construction of the proposed project under Alternative 3 would require approximately 7,500 cubic yards of cut/excavated materials and approximately 350 cubic yards of imported fill material. Due to site soil conditions, it is anticipated that none of the cut/excavated material would be used a project fill material.

It is anticipated that construction activities would begin in September 2016 and that the proposed building would be operational by September 2018.

Consistency with CMP-Seattle 2003 for Site 14C

As described in Section 2.2, the *CMP-Seattle 2003* includes specific policies and guidelines related to Development Site 14C, including: take advantage of views; construct a pedestrian bridge to the East Campus that connects to the north of the IMA; provide a new east-west walkway through the site; provide a north-south walkway through the site; and, develop a courtyard to link pedestrian pathways.

The design for the CSE II Project under Alternative 3 responds to those policies and guidelines for the site by maintaining views of Lake Washington from the University of Washington Club and providing views to the east from upper levels of the CSE II Building. The existing north-south walkway would be maintained through the site and enhanced with a new sidewalk. An entry courtyard would be provided along Stevens Way NE to serve as an entrance to the building and link pedestrian pathways. However, a new east-west walkway and new pedestrian bridge to the East Campus would not be provided as part of the CSE II Project under Alternative 3.

Alternative 4 – No Action Alternative

Under Alternative 4 – No Action Alternative, the proposed CSE II Project would not be constructed and the existing uses on the site would remain (More Hall Annex on Development Site 16C and University Facilities Buildings and Plant Operation Annex Buildings on Development Site 14C). The CSE Program would continue to utilize the existing Paul G. Allen Center and would likely experience capacity and facility deficiencies in the near future.

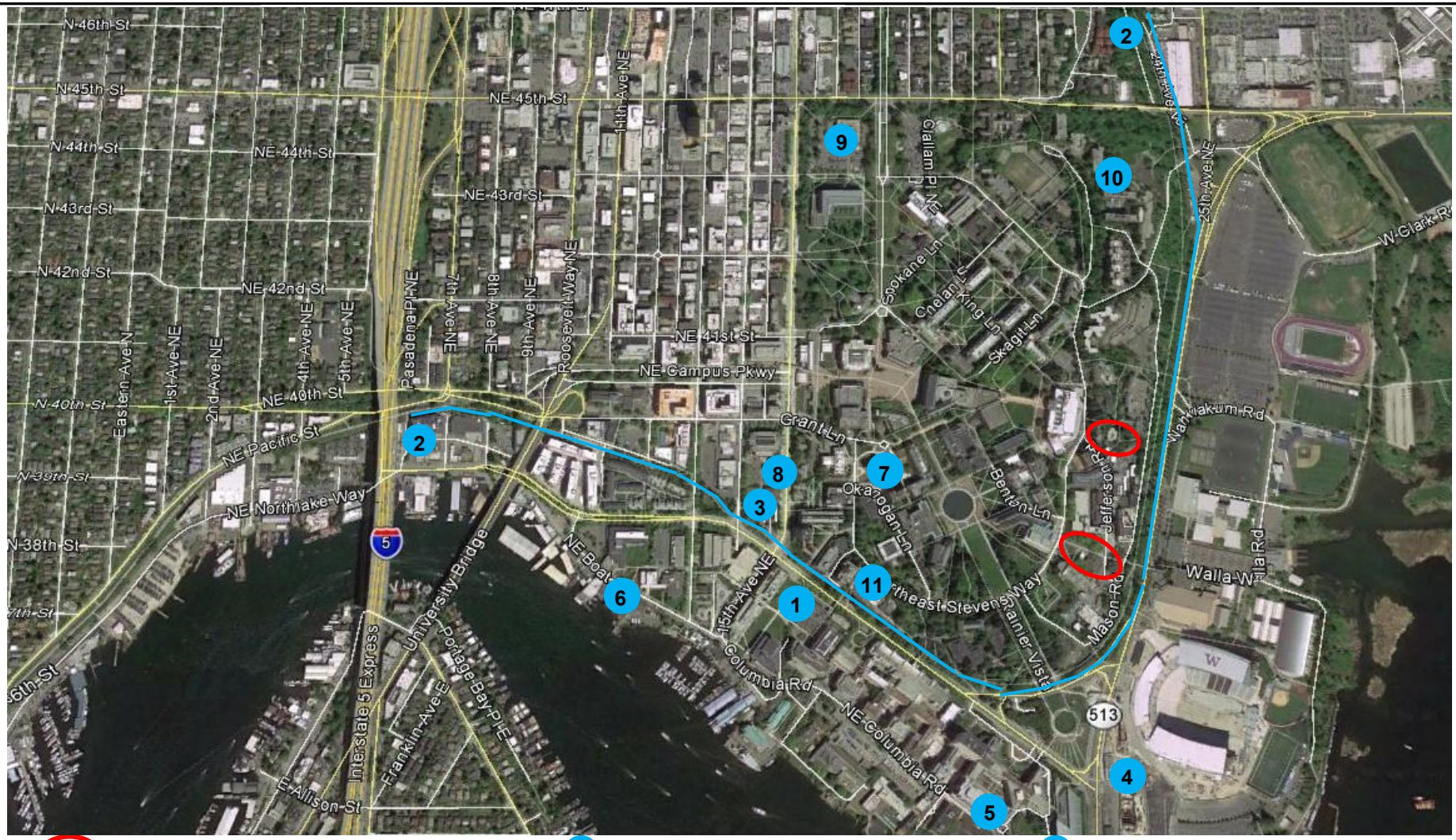
2.7 SEPARATE ACTIONS/PROJECTS

In addition to the CSE II Project, there are several separate actions/projects in the site vicinity that are currently under construction or are anticipated to be under construction during the development timeframe for the proposed project. These projects include the University of Washington New Burke Museum Project, University of Washington Police Department Project, University of Washington Animal Research and Care Facility (ARCF) Project, University of Washington Burke Gilman Trail Project, the University of Washington West Campus Central Utility Plant Project, the Sound Transit University of Washington Station Project, the University of Washington Medical Center Phase 2 Project, and the Bryant Building Park Project, the University of Washington Life Sciences Project, and the University of Washington North Campus Student Housing Project (see **Figure 2-23** for a map of the separate action/project locations).

- The **University of Washington New Burke Museum Project** will be located on the site of the existing Burke Museum and will include the construction of a new, approximately 105,387-square foot museum building. Construction will occur on the western edge of the site to allow the existing museum to remain open until the new building is completed. Once the new building is complete the existing museum will be demolished to accommodate the remaining site development (i.e., Burke Yard, parking, landscaping, and open space and pedestrian pathways). Construction is dependent on state and donor funding. The earliest construction could begin is July 2016 and the earliest construction completion by January 2018.

- The **University of Washington Police Department Building Project** will be located south of Gould Hall and will consist of a three-story, approximately 29,241-square foot of building. The proposed building will provide space for approximately 93 staff members and would include offices, a dispatch/communications center, records storage, identification lab, evidence storage, community multi-purpose rooms and fleet parking. Construction is currently underway and is anticipated to be completed in the summer of 2016.

- The **University of Washington Animal Research and Care Facility (ARCF) Project** will be located between the William H. Foege Building and Hitchcock Hall and will consist of a two-level, below-grade building with approximately 95,700 square feet of building space for research and animal housing at the University. The proposed project will include an above-grade exhaust tower, an above-grade entry pavilion, and new landscaping and pedestrian pathways to enhance the site landscape and maintain the Portage Bay Vista. Construction of this project is currently underway and anticipated to be completed in December 2016.



- UW CSE II Project Alternative Sites
- 1 UW ARCF Project
- 2 UW Burke Gilman Trail Project
- 3 UW West Utility Plant Project
- 4 Sound Transit UW Station Project
- 5 UW Medical Center Phase 2 Project
- 6 Bryant Building Park Project
- 7 UW Molecular Engineering Phase 2 Project
- 8 UW Police Department Project
- 9 UW New Burke Museum Project
- 10 UW North Campus Housing Project
- 11 UW Life Sciences Project

Source: Google Earth and EA Engineering, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-23
Separate Actions/Projects Map

- The **University of Washington Burke Gilman Trail Project** includes improvements to the 1.7-mile University-owned portion of the trail from Pasadena Place NE to NE 47th Street. The improvements are designed to improve safety and accommodate existing/future traffic flows and include trail widening and consolidated intersections/connections with the trail. The initial phase of the project will occur from 15th Avenue NE to Rainier Vista. Four additional phases will occur in the future, including Pasadena Place NE to University Bridge, University Bridge to Brooklyn Avenue NE, Brooklyn Avenue NE to 15th Avenue NE, and Rainier Vista to NE 47th Street. The initial phase is anticipated to be completed in spring of 2016 and construction of future phases would occur once funding is available.

- The **University of Washington West Campus Utility Plant Project** will be located to the south of the proposed Police Department Building (near the intersection of University Way NE and NE Pacific Street) and will provide process chilled water and emergency power to portions of the South and West campus. The building will be approximately 20,000 square feet and will include one below-grade level and one above-grade level. The construction period for this project is anticipated to be from August 2015 to January 2017.

- The **Sound Transit University of Washington Station Project** is located adjacent to Husky Stadium and is part of the University Link Light Rail Extension which connects the University of Washington with Capitol Hill and Downtown. The University of Washington Station consists of a single above ground entrance to connect with the light rail tunnel and will serve approximately 25,000 riders by 2030. Construction of this project is currently underway and is anticipated to be completed by March 2016

- The **University of Washington Medical Center Phase 2 Project** is located at the southern portion of the Medical Center and includes the buildout of three bed floors and the operating rooms suite within the new Montlake Tower (Phase 1) and the renovation of approximately 125,000 square feet within the existing Cascade and Pacific Towers. Construction of this project is currently underway and is anticipated to be completed by October 2017.

- The **Bryant Building Park Project** will include the development of a new park at the current Bryant Building location (adjacent to Portage Bay) to serve as a park replacement for existing park property that was converted to non-park use as part of the WSDOT SR-520 Bridge Project. Construction of this project will occur subsequent to the completion of the proposed Police Department Building Project; however, the specific timeline is unknown at this time.

- The **University of Washington Molecular Engineering Building Phase 2 Project** site is located to the north of the existing Molecular Engineering Building (east of Stevens Way and south of Grant Lane). The proposed Phase 2 building was analyzed

as part of the *University of Washington Molecular Engineering Facility Supplemental EIS (2009)* and includes a six-story, approximately 78,000-square foot building with research, laboratory and faculty/staff office uses. Construction is currently undeway and is anticipated to be completed in December 2016.

- The **University of Washington Life Sciences Project** site is proposed for the southern portion of the Central Campus, adjacent to Kincaid Hall. The proposed seven level building (including two basement levels) will contain approximately 180,000 square feet of academic and research uses and approximately 20,000 square feet of green house space. The proposed building will provide space for greenhouse uses, laboratory and associated laboratory support space, classrooms, offices, conference rooms, and animal care and associated animal care support spaces. Construction is anticipated to begin in July 2016 and will be completed by July 2018.

- The **University of Washington North Campus Housing Project** site is located in the northeast corner of the Central Campus and would occur over two phases. Phase A will consist of replacing McCarty Hall with two new buildings and the demolition of Haggett Hall. Phase B will entail the construction four buildings, two on the Haggett Hall site and two on the site of the existing tennis courts. Three options for McMahon hall will be analyzed. The proposed redevelopment will result in approximately 3,200 student beds, an increase of 350 beds over existing conditions. Construction of Phase A is anticipated to begin in February 2016 and Phase B is anticipated to be completed in September 2020.

Temporary construction activity associated with any of these separate actions/projects will occur in compliance with applicable University of Washington, City of Seattle, and other relevant regulations. Significant cumulative construction-related impacts are not anticipated because each project has its own separate construction schedule and haul routes that are specific for each project site. Additionally, each project will prepare a Construction Management Plan (CMP) to control and mitigate potential transportation issues during the construction process.

2.8 BENEFITS AND DISADVANTAGES OF DEFERRING IMPLEMENTATION OF THE PROPOSAL

The benefits of deferring approval of the Proposed Action and implementation of development of the CSE II Project include the deferral of:

- Temporary and permanent displacement of existing uses (including the potential for permanent displacement of More Hall Annex) and displacement of existing vegetation on the site.

- Temporary construction-related impacts associated with vibration, noise, air pollution and traffic.

The disadvantages of deferring the approval of the Proposed Action and development of the CSE II Project include the deferral of:

- The opportunity to develop a new CSE Building to meet the current and future needs of the CSE Program.

- The opportunity to locate the proposed building in proximity to existing CSE Program uses (Paul G. Allen Center) to allow for collaboration and efficient operation of the program.

CHAPTER 3

Updated Information Subsequent to the Issuance of the Draft SEIS

CHAPTER 3

ADDITIONAL AND UPDATED INFORMATION

This chapter of the Final SEIS clarifies and updates information provided in the Draft SEIS. The clarifications and updates are intended to provide additional detail in response to comments received on the Draft SEIS and to reflect site or project information prepared subsequent to Draft SEIS issuance. The updated and clarified information provided in this chapter does not change the environmental impact analysis provided in Chapter 3 of the Draft SEIS.

Clarifications and updates provided in this chapter include: additional information provided for the **Oil Tank** located under the northeast corner of Site 16C; additional information regarding **Alternatives Considered But Not Carried Forward** for analysis in the SEIS; additional information for the No Action Alternative regarding the **Structural Improvements to More Hall Annex** that could be required for any future University stand-alone and adaptive reuse of the building; and, additional information on **Historic Resources Mitigation Measures**.

3.1 Oil Tank Under Site 16C

Chapter 2 – Description of Proposed Action & Alternatives

Section 2.3 – Existing Site Conditions, Existing Oil Tank

On Draft SEIS page 2-9, after the fifth paragraph, the following text is added:

> The existing fuel oil storage tank is used by the University's Power Plant for emergency heating oil during the winter months in the event of severe winter weather causing major power outages. The University of Washington has no plans for eliminating this critical back-up system in the foreseeable future.
>
> The underground tank structure consists of a 100-foot diameter cast-in-place concrete retaining wall enclosure with an inner steel tank liner, the tank holds approximately one million gallons of fuel and is periodically filled with a truck and trailer carrying 10,000 gallons of fuel. The tank's fill connection is located in Parking Lot C14, to the east of Jefferson Road NE; this parking lot also serves as spill containment. There is an inspection corridor between the outer concrete enclosure and inner steel tank, thus the two structures are independent of one another. University of Washington Facilities personnel inspect the tank monthly and conduct periodic maintenance by entering the vault via the corridor between the outer enclosure and the inner tank.

The spill containment zone on top of the tank and the containment vault to the southeast of the tank meet the requirements of existing codes. There is no existing property adjacent to the power plant that is large enough to allow relocation of this tank and associated containment structures.

The University of Washington has determined that truck and crane access for refueling, staging and maintenance activities must be retained as part of any future construction project in the vicinity of the oil tank *(*see **Figure 2-2a** for an illustration of the clearances around the oil tank). There is a 20-foot diameter lid at the center of the tank that can be removed to provide access to the steel tank. An additional 15 feet of clearance around the lid is required for removal with an overhead crane. Basement walls of any new building on the site will need to be kept a minimum of three feet clear of the tank to avoid imposing loads on the existing concrete enclosure (the design for the CSE II Building under Alternatives 1 and 2 place all basement walls and foundations at least 15 feet away from the concrete enclosure). All foundations for CSE II Building that would be located within 20 feet of the tank structure would be drilled piers and would be designed to not surcharge the tank; the piers would be auger drilled, a process which is not vibration intensive. Additionally, a truck clearance of 16.5 feet over Jefferson Road would be provided to allow for all necessary service vehicles to pass under the building.

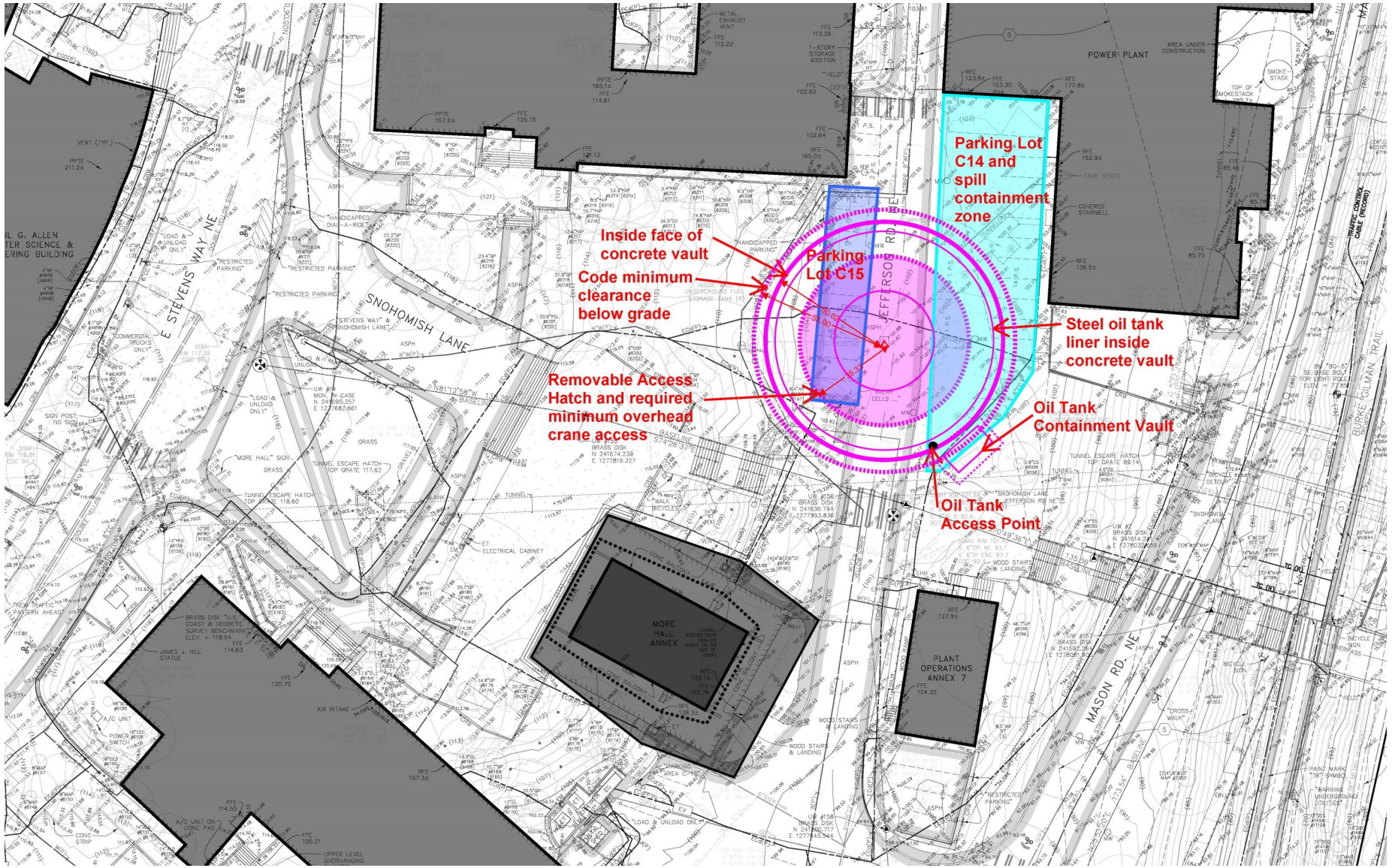
The potential to build over the tank was explored early in the design process; International Fire Code (IFC) requirements related to that strategy are listed below.

IFC Section 5704.2.11.2 Location. Flammable and combustible liquid storage tanks located underground, either outside or under buildings, shall be in accordance with all of the following:

1. *Tanks shall be located with respect to existing foundations and supports such that the loads carried by the latter cannot be transmitted to the tank.*

2. *The distance from any part of a tank storing liquids to the nearest wall of a basement, pit, cellar or lot line shall not be less than three feet (914 mm).*

3. *A minimum distance of one foot (305 mm), shell to shell, shall be maintained between underground tanks.*



Note: This figure is not to scale.

Source: LMN, 2015.

EA Engineering, Science, and Technology, Inc.

Figure 2-2a
Existing Oil Tank

In addition, the IFC addresses separation from fuel tank vent lines, emergency vent lines, filling, emptying and vapor recovery connections as follows:

> *IFC Section 5704.2.7.3.3 …..Vapors are released at a safe point outside of buildings and not less than 12 feet above the finished ground level……..Vent outlets shall be located such that flammable vapors will not be trapped by eaves or other obstructions and shall be at least 5 feet from building openings or lot lines of properties that can be built upon.*

While the code sections above indicate that it may be possible to build over the tank as long as overhead clearance of 12 feet is maintained, it is nevertheless necessary to provide the required horizontal clearances and maneuvering space for all of the required maintenance and access activities. Thus, building over the existing oil tank on Site 16C is not considered to be reasonably feasible.

3.2 Alternatives Considered But Not Carried Forward

Chapter 2 – Description of Proposed Action & Alternatives

Section 2.5 – SEIS Elements of the Environment & Alternatives Methodology Summary

On Draft SEIS page 2-16, under the Alternatives for Site 16C Considered but Not Carried Forward heading, an additional bullet is added as follows:

- *Full Incorporation of More Hall Annex into the CSE II Building* - Draft SEIS Alternative 2, Scenarios 2.1 and 2.2 consider the adaptive reuse of the More Hall Annex. The design development process for those alternatives included the evaluation of additional design scenarios for the More Hall Annex by fully incorporating the building into the structure of the new CSE II Building. However, deficiencies were found in the floor to floor height connections between the two buildings, available square footage and clear height space, and programmatic usage.

  The minimal floor to floor height of the More Hall Annex creates challenges in connecting to surrounding new construction with industry standard floor to floor heights. The lower levels of the proposed CSE II Building are intended to house the most occupant-heavy, active parts of the building, including a 240-seat lecture hall and two 100-seat classrooms. The minimum floor to floor height for these rooms is 17 feet. The floor to floor height of the More Hall Annex is less than 12 feet requiring at least 60 feet of ramping or split level elevator access.

  Connections at the upper floor are also challenging. The height of the plaza level is not sufficient to be level with a slab spanning Jefferson Road. For example, the required 16.5 feet of vehicular clearance at Jefferson Road places any newly constructed floor slab at approximately elevation +121 feet; because the More Hall Annex balcony level slab is at approximately elevation +115.5 feet, connections from

new construction to the balcony would require a minimum of 65 linear feet of ramping or split level elevator access.

Vertical clearance below the existing concrete beams in the More Hall Annex is 7.5 feet, with a vertical floor to underside of slab clearance between the beams at 10.5 feet. Neither of these dimensions meet the requirements for modern educational buildings (the existing Paul G. Allen Center is 13'-4"). In addition, area surrounding the central, double height space is divided up into 150 to 350 square foot sections by concrete structural elements, making the area unusable for any reasonably foreseeable academic purpose.

The overall height of the More Hall Annex roof is approximately 22.2 feet above the plaza level. Fully incorporating this structure into the CSE II Building would require an opening through both the first and second floor levels of the CSE II Building, which would result in the separation of program elements at the floor levels surrounding the More Hall Annex.

The CSE II Robotics lab was considered as a potentially appropriate use for the More Hall Annex space, in that it would continue the notion of technology on display that was the central ambition of the More Hall Annex in its time as the functioning Nuclear Reactor Building. Visibility of the robotics lab might be interesting for the public; however, the production of confidential designs and work products in a space that is continuously observed from above was determined to be detrimental to this program placement. Additionally, the robotics lab program requires 3,600 square feet of assignable space, more than the approximately 1,400 square feet of assignable space provided by the two-story central space of More Hall Annex if the concrete reactor core were to be removed; useable lab space cannot be provided in the many small areas that surround the central space because of the concrete structural elements that divide up this surrounding area.

On Draft SEIS page 2-17, an additional bullet is added for alternatives considered but not carried forward for Site 16C:

- *Development of a Primarily Underground Building* - The preliminary design process for the CSE II Building included an evaluation of how an underground building on Site 16C might connect to the More Hall Annex but was not carried forward for analysis in the Draft SEIS due issues related to buildable square footage, compliance with stated program goals and basic industry standard design practices for major institutional buildings.

  The stated gross square footage (GSF) of the CSE II Building program is 130,000 GSF. The Campus Master Plan identifies Site 16C as a potential site for an underground building: however, the master plan also makes provisions for 100,000 GSF of above-grade building area.

The depth of a below-grade building on Site 16C is limited by the existing campus utility tunnel that runs diagonally beneath the site. The utility tunnel is a primary feed from the University Power Plant to the rest of the campus and contains high voltage power cabling, data cabling, steam and chilled water. The depth of the existing utility tunnel limits the potential available below-grade construction area on the site to two levels. The existing oil tank located to the north of the site further limits the underground site building capacity.

New construction below-grade could occur under the plaza in front of the More Hall Annex, but would require replacement of the existing plaza. The first level of new construction below-grade could connect to the lower level of the More Hall Annex, while the upper floor of the More Hall Annex (600 square feet of floor area) could provide entry to both the new construction and the adaptive reuse of the More Hall Annex below. The potential below-grade footprint available in this area is approximately 18,000 GSF. Providing two levels with the addition of the More Hall Annex square footage would net approximately 42,700 GSF, less than one-third of the total area needed for the CSE II Building program. Partial additional stories below-grade could be provided on the northern half of the site; however, an additional nine stories below-grade would be needed to meet the CSE II Building program needs. Additional difficulty would be encountered in the actual connection to the More Hall Annex, created by the existing low floor to floor height and deep structural beams.

Accommodations for natural daylight, ventilation air and building egress would necessitate substantial intrusions on the More Hall Annex plaza space. In addition, below-grade floor levels would substantially affect the daylighting into office, classroom and workroom spaces; a characteristic that is a baseline expectation in academic buildings on campus. Further, the lack of natural light and views in permanently occupied basement spaces would create a disparity between existing offices and workrooms in the Paul G. Allen Center and CSE II Building, undermining departmental capacity to attract and retain top faculty and graduate students to its programs.

On Draft SEIS page 2-17, an additional bullet is added for alternatives considered but not carried forward for Site 16C:

- *Partial Above-Grade Structure with Partial Underground Structure* - A separate additional evaluation on Site 16C considered a partial above-grade structure combined with approximately 42,700 GSF of below-grade structure. A footprint of 14,500 GSF above-grade would maintain the plaza space around the More Hall Annex and the connection of Snohomish Lane to Stevens Way. To meet the 130,000 GSF that is required for the CSE II Building program, the above-grade structure would need to be six stories, a height that exceeds the permissible 65-foot height limitation on this site. In addition, views of the More Hall Annex from Stevens Way would be blocked by this structure.

3.3 Structural Improvements to More Hall Annex

Chapter 2 – Description of Proposed Action & Alternatives

Section 2.6 – Proposed Action and Alternatives

On Draft SEIS page 2-59, following the first paragraph under the Alternative 4 (No Action Alternative) heading, the following text is added:

The More Hall Annex has not been used for educational purposes since 1992 when the nuclear engineering department was dissolved, and it has been unoccupied for the last 23 years. Designed for a sole, specific use, with a singular architectural aesthetic, the More Hall Annex presents many challenges for adaptive reuse. The University conducted a study in July 2015 to analyze the possibility of adaptive reuse of the More Hall Annex (*Schacht|Asiani Architects, 2015*). However, the total available square footage (approximately 6,700 sq. ft., including 4,700 sq. ft. of space divided into small "rooms" by concrete structural elements), limits the possible uses of the building without the consideration of a substantial addition. Potential uses that were considered for adaptive reuse of the More Hall Annex included: a café and meeting space, a nuclear reactor museum, and incorporation into a larger campus building.

The configuration of the More Hall Annex provides the majority of usable area at the below-grade level with a 600 sq. ft. space at the observation deck level. Additional area could be added by infilling the central, double height space; however, that would detract from the original concept and character of the building. Ideally a program that would benefit from overhead public observation would be placed in the central space. Occupants of workrooms, laboratories and classrooms could be uncomfortable in a condition that is open to continuous observation from above and as such, public space, such as a café, would be more appropriate for this space.

Space constraints from existing structural floor beams and massive concrete walls at the below-grade level limit the use of the existing space in the More Hall Annex. The center space is approximately 1,400 sq. ft. and the remaining surrounding area is divided up by concrete structural elements into 150 sq. ft. to 350 sq. ft. rooms with limited exposure to natural light. The approximately 11.8 foot floor-to-floor height also limits the installation of new mechanical and electrical systems that would be needed for adaptive reuse.

The 600 sq. ft. of enclosed area on the upper observation deck level is surrounded by glass and is visible to the public. This area is large enough to accommodate a 20-seat classroom or a small workroom; however, the high visibility is not conducive to this type of academic use. The upper floor of the building is sheltered under a broad overhanging roof that, along with the expressed structural bent supports, create the iconic image of the building. Expanding the 600 sq. ft. floor area at this level would substantially detract from the aesthetic characteristics of the existing structure.

Any plan to adaptively reuse the More Hall Annex, either as a stand-alone facility or as a part of the CSE II Project, would require necessary upgrades to meet current seismic and accessibility codes, with seismic upgrades having the greatest potential to impact the character of the building. Preliminary structural analysis shows that the roof structure does not appear to have adequate capacity to support seismic loads and may be susceptible to collapse during an earthquake event. The connections between the roof beams and supporting columns do not have sufficient capacity to support lateral loads of the roof. Strapping, collars, and/or carbon fiber wraps could be added to reinforce the columns.

The exposed nature of the concrete structure would likely result in significant visual impacts to the iconic image of the building. Additional concrete walls that connect to the roof could also be added, but would negatively impact the transparency of the upper level glass pavilion. The precast concrete railings surrounding the observation deck appear to be inadequately attached. Brackets could be added to the back of the panels to reinforce them.

In addition, an elevator might need to be added as well as an ADA compliant ramp for access to the raised platform. Due to the building's historic designation, the exterior of the More Hall Annex would likely not need to be upgraded to meet the current Energy Code requirements.

3.4 Historic Resources Mitigation Measures

Chapter 3.2 – Historic and Cultural Resources

Section 3.2.3 – Mitigation Measures

On Draft SEIS page 3.2-22, under Alternative 1 – Preferred Alternative: Development of the CSE II Project on Site 16C, an additional bullet is added as follows:

- Development of a 3-dimensional (3-D) application of the interior and exterior of the More Hall Annex would be provided. The 3-D application would allow interested parties to do a complete exploration of the structure at any time from their own computer.

CHAPTER 4

Draft SEIS Comment Letters and Responses

CHAPTER 4

COMMENTS AND RESPONSES

This chapter of the Final Supplemental EIS (Final SEIS) contains comments that were received on the Draft Supplemental EIS (Draft SEIS) and provides responses to the comments.

The University of Washington issued a *Determination of Significance and Request for Comments on the Scope of the SEIS* on February 26, 2015 which preliminarily identified the following elements for the environment for analysis in the SEIS: traffic (construction, operation and pedestrian/bicycle), construction impacts, and historic resources. Comments on the scope of the SEIS were accepted until March 18, 2015 and no comments were received during the scoping period that warranted expanding the scope of the SEIS analysis. However, subsequent to the issuance of the Determination of Significance, the University determined that an aesthetics/light and glare analysis would be included in the SEIS as well.

The Draft SEIS for the University of Washington Computer Science and Engineering II project was published on October 8, 2015 and Notice of Availability was distributed to agencies, organizations and individuals. A public hearing for the Draft SEIS was held on October 26, 2015. The public comment period for the Draft SEIS ended on November 9, 2015.

During the Draft SEIS public comment period, a total of 41 letters with comments regarding the Draft SEIS and the analysis of environmental impacts were received including nine from agencies and organizations and 32 from individuals. Oral comments were also received at the October 26, 2015 Draft SEIS public hearing. Each letter and a summary of oral comments is included in this section of the Final SEIS. Comment letters/numbers appear in the margins of the letters commentary and are cross-referenced to the corresponding responses. Responses are provided directly after each letter.

Expressions of opinions, clearly subjective statements and positions for or against the project or the alternatives are noted, and will be considered by the University as part of the decision making process.

The following comment letters were received concerning the Computer Science and Engineering II Draft SEIS:

Agencies and Organizations

1. City-University-Community Advisory Committee (CUCAC)
2. Docomomo-WEWA
3. Friends of Seattle's Olmsted Parks
4. Hanford Challenge
5. Historic Seattle
6. King County Metro Transit

7. University of Washington Transportation Services
8. Washington State Department of Archaeology and Historic Preservation (DAHP)
9. Washington Trust for Historic Preservation

Individuals

10. Bader, Jorgen
11. Best, Amelia
12. Best, Brooke
13. Blitzer, Mark
14. Carrizosa, Michael
15. Corker, Edward
16. Gilbert, Steve
17. Gilbert, Steve (letter 2)
18. Hald, Helen
19. Herschensohn, Michael
20. Iarocci, Louisa
21. Johnsen, Kenneth
22. Johnson, Angie
23. Johnson, Steve
24. Johnson, Susan
25. Kramer, Stephenie
26. Lindsay, Paula
27. Manning, Barbara
28. Metzger, Rainer
29. Murdock, Jeffrey
30. Nicol, Lori
31. Normand, Eugene
32. Olson, Leanne
33. Ochser, Jeffrey Karl
34. Painter, Diana
35. Picat, Pascal
36. Roesijadi, Diedra
37. Romero, Patrick
38. Skelton, Laura
39. Streatfield, David
40. Sundberg, Mika
41. Voytko, Eric

Summary of verbal comments from the October 26, 2015 Draft SEIS public hearing.

From:	John Gaines
To:	Jan Arntz-Richards
Cc:	maureen.sheehan@seattle.gov; barbara_quinn@q.com; bfrosaker@gmail.com; Brian O"Sullivan; dcampbell@bulldognews.com; Eric H. Larson; Emma Slager; Ashley F. Emery; jeangamick@gmail.com; johns.mom@comcast.net; kathleenlaughman@gmail.com; Kerry Kahl; mattfoxseattle@hotmail.com; asuwbdcr@uw.edu; Jorgen G. Bader; Barbara Kreiger; cbdelay2@hotmail.com; cleman@u.oo.net; Colleen McAleer; jeannieh@serv.net; Jon Berkedal; Louise W. Little; Natasha Rodgers (natasha.rodgers@gmail.com); Rudolf Risler; Ko, Karen; Leslie Stark; Marissa K. Ingalls; Pesigan, Nelson; Sally J. Clark; Theresa Doherty
Subject:	CSE II Draft SEIS / More Hall Annex Preservation
Date:	Monday, November 23, 2015 8:35:28 PM

Hi Jan - At the last CUCAC meeting on November 10th we spoke about the DEIS alternatives for the Computer Science and Engineering building. We discussed supporting the alternatives preserving More Hall Annex, but tabled the discussion because we did not have enough background about The Annex to make an informed decision. At the time I volunteered to look into the issue and e-mail the group if it warranted action.

After speaking with an expert in the field and reviewing the available information I sent an e-mail with the information and recommended that CUCAC support the preservation of the building. I heard back from 7 members of the committee, 5 in favor (2 from the same community) and 2 against.

Maureen Sheehan from the City clarified that we cannot officially take action outside a meeting so I writing to inform you of; the unofficial CUCAC support and my official personal support of alternatives preserving the More Hall Annex on the grounds that it is an irreplaceable architectural and historic part of our community.

1

Have a great Thanksgiving.

Regards,

--
John Gaines
CUCAC Representative for
Portage Bay / Roanoke Park

RESPONSE TO DSEIS LETTER 1

City-University-Community Advisory Committee

1. The comment regarding the CUCAC recommendation in support of the preservation of the More Hall Annex building is noted.

   As indicated in the Fact Sheet of the Draft SEIS (page iv), this Supplemental EIS is intended to address the probable significant adverse environmental impacts that could occur under the SEIS Alternatives. The State Environmental Policy Act (SEPA) environmental review process is designed to be used, along with other decision-making factors, to provide a comprehensive review of the proposal and alternatives, and ensure that environmental values are given appropriate deliberation, along with other considerations.

   The University of Washington Board of Regents after consideration of environmental impacts, mitigation and other decision-making factors, will select a development alternative.

Letter 2

docomomo wewa

docomomo-wewa.org
EMBRACING NORTHWEST MODERNISM

Docomomo WEWA
PO Box 70245, Seattle, WA 98127
info@docomomo-wewa.org

November 23, 2015

Via Email

Jan Arntz
SEPA Responsible Official
Environmental/Land Use Compliance Officer
University of Washington Capital Projects Office
PO Box 352205
Seattle, WA 98195-2205

Re: Comments on the Draft SEIS for the Computer Science and Engineering Expansion Project (CSE II)

Dear Ms. Arntz:

Docomomo WEWA has reviewed the University of Washington's Draft Supplemental Environmental Impact Statement (SEIS) for the proposed new Computer Science and Engineering II project.

Docomomo WEWA is a 501(c)3 non-profit organization with a mission to promote appreciation and awareness of Modern architecture and design in Western Washington through education and advocacy. We are a local community of individuals who share a passion for Northwest Modernism.

We offer the following comments on the Draft SEIS:

Alternative 1: Preferred Alternative, Site 16C

The University's preferred alternative (Alternative 1) for the new CSE II project would result in the demolition of the National Register-listed More Hall Annex/Nuclear Reactor Building. This significant adverse impact on the environment would destroy a unique historic resource that cannot be mitigated through documentation, interpretive displays, relocation, or salvaging of building parts.

Demolition of the Nuclear Reactor Building is counter to Executive Order No. 50, recently issued by the University President. The order states:

> *The University of Washington's mission to preserve, advance, and disseminate knowledge includes teaching, research, and community service elements, all of which are consistent with the continued careful stewardship of historic structures and other assets within the boundaries of the UW Seattle campus. Assuring continued achievement of the objectives of the University and the community, while at the same time preserving our valued historic legacy, requires establishment of a process for the identification, analysis, evaluation, and designation of such assets and the implementation of steps to prevent or appropriately mitigate their loss or damage.*

1

The preferred alternative should be taken off the table for consideration because as a public institution, the University of Washington should respect and value historic resources on campus and consider other alternatives. The University should not just go through the process (one that the University defines and develops itself) and call it good. Preparation of the SEIS should not be a document completed to just check off your list. It should not be a document skewed to support a predetermined outcome. 2

Alternative 2: Two Scenarios, Site 16C

Alternative 2 offers two scenarios for "preserving" the Nuclear Reactor Building while allowing for the construction of the CSE II project. The Draft SEIS's two design concepts for CSE II that propose to retain the Nuclear Reactor Building offer undesirable approaches that would not meet the Secretary of the Interior's Standards for Rehabilitation. Scenario 2.2 in particular, would negatively impact the Nuclear Reactor Building by attaching the new CSE II building to its north side. The concrete plaza of the Nuclear Reactor Building is also part of the National Register listing's boundaries for the site and care should be taken to integrate as much of it into any new design. The plaza and the structure are integral to the original design. 3

Scenarios 2.1 and 2.2 do not fully demonstrate an understanding of the architectural capacity of each. Neither option shows any sectional or elevation concepts to explain if there are opportunities to meet program and site goals. Snohomish Lane is not used creatively to integrate exterior/interior circulation of spaces that may result in an efficient new building that could highlight the Nuclear Reactor Building with a well-designed plaza. A more fully developed plaza (such as in Alternative 1) on the south side of the new building could highlight the National Register-listed structure and tie in the two visually but not physically above grade. This would result in a new CSE II building built over the existing underground oil tank on the site. The oil tank issue is addressed later in this letter. 4

Scenario 2.2 is a poorly developed concept with an inefficient double-loaded plaza resulting in thin, useless-looking program space. The use of floor openings in Alternatives 1 and 2 is nice, but could be creatively shrunken to reduce the floor plates, potentially preserving the Nuclear Reactor Building in a better manner.

Communication or “collaboration” (as used by the SEIS) will occur in spaces on the same floor and not between floors (no need for big openings in the floors). In any alternative design, natural light can be solved in the wall construction and potentially provide better views to the Nuclear Reactor Building. 5

We do not understand the stated issues with floor levels of the More Hall Annex/Nuclear Reactor Building basement level in Alternative 2, but neither scenario makes the connection of having the basement activity “on display” to celebrate the new technology of the original and new uses. How cool would it be to look down on the robotics lab from outside? It also appears that extending the floor plate of levels 3-6 over the Vehicular Road & Sidewalk in Scenario 2.2 (as in Scenario 2.1) could provide more space.

Alternative 3 – Site 14C

Alternative 3 on site 14C deserves further exploration with better design concepts because no historic resources would be adversely affected. The two scenarios offered once again are not fully developed and intended to show undesirable approaches in terms of scale, massing, and impact to the University of Washington Club to the north and the HUB to the west across Stevens Way. The circulation of Alternative 3 makes little sense. Site 14C, while not directly across from the Paul Allen Building, is a short and pleasant 2.5 minute walk along Stevens Way to the north, not a burden on users of the CSE and proposed CSE II buildings. 6

The Oil Tank

A confounding element of the Site 16C alternatives is the insistence on retaining the 100-foot diameter oil tank along the northern edge of the lot. On its face, the strategy does not bear scrutiny. The disconnect is that a petroleum-based fuel storage vessel, which is not a long-term proposition, is being prioritized over structures that will potentially last for hundreds of years.

At minimum, for all three of the 16C options, keeping this tank greatly increases the difficulty factor of construction and compromises the design. Specifically for both of the Alternative 2 scenarios, the large footprint of the tank constrains the site to such an extent that there is no scenario that acceptably preserves More Hall Annex/Nuclear Reactor Building. On the other hand, if the tank were removed, the new CSE II building's footprint could be shifted to the north and both buildings could successfully coexist. 7

The Draft SEIS ignores the potential environmental impacts from building so closely to the oil tank. The net assessment is that site 16C should probably not be developed until the University is ready and willing to remove the fuel oil tank.

Conclusion

As a public institution, the University has a duty to protect its owns historic resources and look for creative solutions for a meaningful preservation scenario on site 16C that fully embraces the Nuclear Reactor Building and its plaza and considers it a unique component of the project rather than a hindrance. In all three alternatives evaluated in the Draft SEIS, the Nuclear Reactor Building is treated as a liability and not an opportunity.

The Draft SEIS states that there is no viable reuse for the Nuclear Reactor Building. We disagree and do not believe the University has had the desire or intent to seek users for the building or develop creative adaptive reuse scenarios. Given all the resources the University has at its disposal, it can and should work with University faculty, staff, and students and Seattle's preservation and design communities to develop a creative design goals solutions that meet the needs of the new CSE II project AND comply with the Secretary of the Interior's Standards for Rehabilitation. We believe a charrette and an adaptive reuse design studio Winter quarter would be of great benefit for this project and provide a way for the University to demonstrate that it is making better efforts to preserve and value its historic resources. 8

Thank you for the opportunity to comment.

Sincerely,

Andrew Phillips
President, Board of Directors
Docomomo WEWA

RESPONSE TO DSEIS LETTER 2

Docomomo-WEWA

1. The comment regarding Executive Order No. 50 and the removal of Alternative 1 from consideration is noted. Consistent with SEPA Rules (WAC 197-11-405(1)), the SEIS analyzes a reasonable range of alternatives; Alternative 1 represents a part of that range of alternatives analyzed.

2. The request to remove Alternative 1 from consideration is noted.

   As indicated in Chapter 2 of the Draft SEIS, planning for the CSE II Project was conducted by the College of Computer Science and Engineering, the Office of the University Architect, the University Capitol Projects Office, and the University Facility Services Office. This process included the identification of program needs and goals and identification of a preferred site that would best meet those needs and goals (see **Appendix B** for a copy of the UW CSE II Site Identification Report).

   Twenty-five (25) development sites in the Central Campus identified in the 2003 Campus Master Plan were evaluated. Eleven of these sites were deemed unavailable leaving fourteen sites to be further evaluated against a set of criteria which included connectivity and adjacency to the Paul Allen Center, and ability of the site to accommodate program needs. Of the sites evaluated, based on criteria score, Site 16C was identified as the most suitable, with Site 14C identified as the second most suitable site.

   In order to conduct a comprehensive environmental review and provide a useful tool for the decision-making process, a range of SEIS Alternatives are analyzed in the Draft SEIS that include optional design scenarios and the alternative site. The alternatives incorporate various assumptions regarding the building orientation, and building height and configuration, particularly as the building would relate to More Hall Annex and the University Club, designated historic structures on Sites 16C and 14C, respectively.

   To determine if the alternative building scenarios could feasibly achieve project objectives at a lower environmental cost (WAC 197-11-440(5)), six alternative design scenarios for Site 16C and three alternative design scenario for site 14C were initially explored. Of the nine alternative design scenarios explored, five alternative scenarios were identified for inclusion in this SEIS (three for Site 16C under Alternatives 1 and 2, and two for Site 14C under Alternative 3). Please refer to Chapter 3 of this Final SEIS for an expanded discussion on alternatives considered but not carried forward.

3. The comment regarding the relationship of Alternatives 2.1 and 2.2 to the *Secretary of the Interiors Standards for Rehabilitation* is noted. As indicated in Section 3.2 of the Draft SEIS, under Alternative 2 the retained More Hall Annex would be partially

obscured which would be considered an adverse impact; however, this impact would be less than the irretrievable loss of the building under Alternative 1.

The design presented under Alternative 2, Scenario 2.1 preserves the majority of the large concrete plaza (approx. 55 feet x 130 feet) in front of More Hall Annex. The section of the plaza that is currently incorporated into the Snohomish Lane pedestrian path (approx. 35 feet x 55 feet) would be contained within the footprint of the new building under Alternative 2 Scenario 2.1. Floor materials and patterns in the new building could also reflect the existing plaza paving. Without incorporation of a portion of the plaza, the amount of available buildable area would not accommodate the CSE II program. Under Alternative 2.1 Scenario 2.1 the entirety of the More Hall Annex observation deck would be maintained, the CSE II Building would not attach to More hall Annex above grade, and as much clearance as possible around the perimeter of the Annex would be maintained.

The comment is noted that the concrete plaza of the Nuclear Reactor Building is also part of the National Register listing's boundaries and care should be taken to integrate as much of it (as possible) into any new design is noted.

4. The alternative designs presented in the SEIS (Alternatives 1, 2 and 3) are based on a process that identified project goals/objectives, identification of sites that could reasonably attain the goals/objectives (16C and 14C), and a series of designs that attempted to meet goals/objectives on the two sites. Please refer to **Chapter 2 Sections 2.4, 2.5 and 2.6**, **Chapter 3 Section 3.3**, and response to comment 2 of this letter.

   Regarding Snohomish Lane, retention of More Hall Annex under Alternative 2 design scenarios requires the rerouting of Snohomish Lane through the plaza and under the CSE II Building (taking advantage of the change of grade to highlight the More Hall Annex observations deck). However, as indicated in Section 3.2.4 of the Draft SEIS, the historic alignment of Snohomish Lane would be rerouted under Alternative 2 and the historic view corridor disrupted, which would be considered an adverse impact.

   Regarding the oil tank on Site 16C, the CSE II Building under Alternative 1 or 2 would not build over the tank. Please refer to **Chapter 3 Section 3.1** of this Final SEIS for an updated discussion on site development and the oil tank.

5. The program space provided in Alternative 2, Scenario 2.2 reflects a size and configuration intended to meet program goals and objectives. For example, fostering collaboration among faculty and staff is included in the stated goals found on Page 2-14 of the Draft SEIS. Openings between floors are intended to allow additional natural daylight into the faculty offices that are located internally to the floor plate; an approach which is required to achieve parity with the Allen Center offices. Additionally, these openings would provide visual connection between floors which is intended to promote a sense of activity and community within the space.

To maintain access to the existing fuel oil tank (Site 16C) located on Jefferson Road, floor elevations in the new CSE II Building are defined in part by a required truck and crane clearance of 16.5 feet. The floor elevations of the CSE II project cannot be aligned with the low floor to floor height provided in the More Hall Annex. Additionally, the programmatic requirements of the Robotics Lab cannot be sufficiently met in lower levels of the Annex due to the lack of necessary square footage and the continuous visibility into the Robotics Lab that could be detrimental to the program and affect confidential research. Please refer to **Chapter 3, Sections 3.1 and 3.2** of this Final SEIS for updated discussion on the oil tank and alternatives considered but not carried forward for analysis in the SEIS.

6. The design scenarios presented under Alternative 3 have been designed in a manner to best meet the program goals/objectives while reflecting the characteristics of Site 14C. For example, Alternative 3 Scenario 3.1 is configured using a low overall building height to maintain partial views from the HUB and to respect the scale of the University of Washington Club; however, views from the University of Washington Club would be adversely affected under Alternative 3 Scenario 3.1. Alternative 3 Scenario 3.2 would fully accommodate views from the Club, but would be substantially taller than the Club and would obstruct views from the HUB.

7. The comment regarding the oil tank representing a petroleum-based outmoded technology is noted. Please refer to **Chapter 3 Section 3.1** of this Final SEIS for an updated discussion on the oil tank.

8. The comments regarding retention of More Hall Annex and additional public review opportunities (including charrette and adaptive reuse design studio) are noted. Please refer to **Chapter 3 Section 3.2 and 3.3** of this Final SEIS for additional discussion on adaptive reuse of More Hall Annex.

   Please note that public input opportunities provided as part of the SEPA EIS process for the CSE II Project included a 21-day public comment period for the Determination of Significance and Request for Comments on the Scope of SEIS ending on March 18, 2015 and the 45-day public comment period on the Draft SEIS ending on November 23, 2015.

Friends of Seattle's Olmsted Parks
P.O. BOX 9884, SEATTLE, WASHINGTON 98109-0884
SEATTLEOLMSTED.ORG FRIENDS@SEATTLEOLMSTED.ORG

25 October 2015

Jan Arntz.
Environmental/Land Use Compliance Officer Capital Projects Office
Box 352205
Seattle WA 98195-2205

Dear Ms. Arntz:

I am responding to the request for comments on the SEPA documents for the Computer Science and Engineer II project. In those documents, on page 18, it states:

> Under Alternative 2, Scenario 2.2, More Hall Annex would be incorporated into the new building. Although this alternative retains the More Hall Annex, the building's site integrity would be partially degraded by proposed new construction, and views from E Stevens Way to the More Hall Annex building would be partially obscured, which would be considered an adverse impact, but less than the irretrievable loss of the building. Additionally, Snohomish Lane would be rerouted from its original alignment, and would not reflect the historic line-of-sight, which would be considered an adverse impact.

1

In addition to the loss of integrity for the historic More Hall Annex , this alternative disrupts the historic view corridor that dates to the Olmsted Brothers' design for the 1909 Alaska-Yukon-Pacific Exposition. It offered a view from Rainier Vista to Lake Washington that was complemented by a view radiating out to Lake Union. The view corridor to Lake Union has been lost and the one to Lake Washington interrupted, but the remaining vista and circulation route from Stevens Way should be protected.

Please remove this scenario from consideration to protect the Olmsted legacy on the University of Washington.

Sincerely,

Andy Mitton
President

RESPONSE TO DSEIS LETTER 3

Friends of Olmsted Parks

1. The comment regarding Olmsted Brother's design legacy on the University of Washington campus is noted.

   The site design under Alternative 1 would preserve and enhance the Snohomish Lane view corridor on Site 16C; however, Alternative 1 would result in the demolition of More Hall Annex. Alternative 2 Scenarios 2.1 and 2.2 would retain More Hall Annex but would degrade or eliminate the Snohomish Lane view corridor.

Letter 4

From: Liz Mattson
To: Jan Arntz-Richards
Subject: Comments on the Draft SEIS for the Computer Science and Engineering Building II
Date: Monday, November 23, 2015 9:04:58 PM

Jan Arntz,
Hanford Challenge does not think the Nuclear Reactor Building should be demolished. Please consider the following points.

- Demolition of the Nuclear Reactor Building should not be an option **1**
- Any construction on the site that incorporates the existing building should respect its historic character and architectural significance **2**
- Alternative sites should be more thoroughly examined. **3**

Thank you for your consideration and for providing the opportunity to comment.

Liz Mattson

Liz Mattson, Outreach Director
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RESPONSE TO DSEIS LETTER 4

Hanford Challenge

1. The comment regarding retaining More Hall Annex (Nuclear Reactor Building) is noted.

2. The comment that any incorporation of More Hall Annex should respect historic character is noted. Please refer to Response to Letter 2 (Docomomo-WEWA), comment 3, for a discussion on development alternatives incorporating More Hall Annex (Alternative 2).

3. The comment regarding alternative sites is acknowledged. Please refer to Response to Letter 2 (Docomomo-WEWA), comment 2, for a discussion on alternative sites considered.

HISTORIC SEATTLE
Educate Advocate Preserve

23 November 2015

Via E-mail

Ms. Jan Arntz
SEPA Responsible Official
Environmental/Land Use Compliance Officer
University of Washington Capital Projects Office
PO Box 352205
Seattle, WA 98195

Re: Draft SEIS Comments – CSE II Expansion Project

Dear Ms. Artnz:

This letter provides comments on the Draft SEIS for the Computer Science and Engineering Expansion Project (CSE II) at the University of Washington (UW). I am writing on behalf of Historic Seattle, a leading, nonprofit, membership organization in Seattle dedicated to preserving our city's architectural legacy.

We appreciate the need to expand the Computer Science and Engineering program and greatly value its contribution to the University, the state, the Pacific Northwest, and the world. As a public institution, the UW does not exist in a vacuum. It is part of the larger community in which it is located and its decisions should balance the needs of academic programs with other objectives such as "careful stewardship of historic structures and other assets within the boundaries of the UW Seattle campus." (Executive Order No. 50, Historic Preservation) 1

As part of this larger community, Historic Seattle urges the University to remove Alternative 1, the Preferred Alternative, from consideration because it would result in the demolition of the National Register-listed Nuclear Reactor Building (aka More Hall Annex). The Draft SEIS considers other constraints such as setbacks, height limit, Snohomish Lane, views, and an underground oil tank as being of more concern than a unique historic resource that has been formally recognized by the National Park Service as an exceptionally significant building. 2

The impact of the destruction of the Nuclear Reactor Building cannot be mitigated away through proposed documentation, heritage interpretation, or relocation of part of the building.

The content presented in the Draft SEIS is not objective—it is clearly written to have a bias for the Preferred Alternative and does not develop the other alternatives as fully or fairly. The document was written to support one option (Alternative 1) while presenting the other alternatives as undesirable. 3

We see major flaws in Alternatives 1 through 3. The obvious flaw for the Preferred Alternative is the demolition of the highly significant Nuclear Reactor Building as we described above. This alternative also proposes to construct the 4

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new CSE II building *over* the massive, 100' diameter underground oil tank. The Draft SEIS has not adequately analyzed the environmental impacts of constructing a new building in very close proximity to the oil tank, a petroleum based vessel on a campus that strives for sustainable design. This places the University in a vulnerable and risky environmental position in the future. It would be much more logical and less risky for the University to decommission and remove the oil tank, thus providing more space for the new building and more breathing room from the Nuclear Reactor Building. **4 cont.**

The Draft SEIS also proposes two scenarios for Alternative 2, both of which shoehorn in the new CSE II onto site 16C (to avoid the oil tank), engulfing the Nuclear Reactor Building, resulting in negative impacts to the context, setting, and feeling of the National Register-listed resource. Neither scenario meets the Secretary of the Interior's Standards for Rehabilitation. A better approach would be to start with *wanting* to actually preserve and adaptively reuse the Nuclear Reactor Building and then developing design concepts to achieve true preservation goals and standards. **5**

Alternative 3 offers two clumsy scenarios that again, do not promote creativity or the desire to develop good design that fits within the context of the site. Site 14C is adjacent to the modernist masterpiece, the University of Washington Club, and across Stevens Way from the renovated HUB. There are opportunities to develop a new CSE II in a sensitive manner that fits with this context. Site 14C is a very short walk to the Paul Allen Computer Science and Engineering Building. Collaboration of faculty, students, staff, and visitors in the CSE program between the two buildings located relatively close in proximity would not be deterred, particularly in a field of study that relies on technology, making communication easier and more virtual. **6**

The University of Washington has one of the most beautiful campuses in the country. The Brutalist style Nuclear Reactor Building/More Hall Annex significantly contributes to the evolving narrative of campus design history and heritage. If the building could speak it would say, "Don't Hate Me Because I'm Brutal." **7**

Thank you for the opportunity to comment. We urge the University to work with the design and preservation communities (on and off campus) to develop a creative solution for the project.

Sincerely,

Eugenia Woo

Eugenia Woo
Director of Preservation Services

RESPONSE TO DSEIS LETTER 5

Historic Seattle

1. The comment regarding University of Washington stewardship of historic structures on the campus is noted. Please refer to Response to Letter 2 (Docomomo-WEWA), comment 1, for a discussion on Executive Order No. 50.

2. The comment regarding the removal of Alternative 1 from consideration is noted.

3. The comment regarding the amount of detail provided for the various SEIS Alternatives is noted. SEPA Rules (WAC 197-11-440) indicate that "*the amount of space devoted to each alternative may vary. One alternative (including the proposed action) may be used as a benchmark for comparing alternatives.*" The Draft SEIS contains a level of analysis that is sufficient to provide a comparison among alternatives.

4. The comment regarding the impact to the historic character of More Hall Annex is noted.

   The oil tank is deemed necessary by the University of Washington to the function of the entire campus and cannot feasibly be removed or relocated. The University of Washington currently has no plans for switching to an alternate emergency fuel source. Please refer to **Chapter 3, Section 3.1** of this Final SEIS for an updated discussion regarding the oil tank.

5. The comment regarding the design scenarios under Alternative 2 retaining but engulfing More Hall Annex is noted. Please note that the existing More Hall Annex floorplate is relatively small at grade, and is compartmentalized by extensive concrete walls and beams at the lower level so as to be virtually unusable for academic programming as a stand-alone building. The design of the MHA and its associated plaza do not lend themselves to incorporation into adjacent structures at the above-grade level and are very challenging at the lower level. The project architect has analyzed the structure conditions of More Hall Annex and determined that the structural deficiencies of the cast-in-place structure would be difficult, if not impossible, to upgrade to current codes without the loss of the iconic imagery of the building. Please also refer to **Chapter 3, Section 3.3** of this Final SEIS for a discussion of structural improvements that would be necessary for adaptive reuse of More Hall Annex as a stand-alone structure.

6. In regards to Site 14C, the Campus Master Plan allows for a 105 foot tall, 360,000 GSF building at this site, however, a planned expansion of the campus power plant limits the developable site area. Alternative 3 Scenarios 3.1 and 3.2 represent two fundamentally different approaches to placing a 130,000 GSF building on this site. A third approach considered, but not carried forward attempted to rotate a seven story building away from Stevens Way and the University of Washington Club but this approach did not

fundamentally improve the scale of the building compared to both the HUB and the University of Washington Club. Each of the design scenarios under Alternative 3 (Scenarios 3.1 and 3.2) create positive and negative impacts; however, the scale of the new CSE II Building could be considered to be incompatible with the University of Washington Club and would block views either horizontally or vertically on the site. Please refer to **Chapter 3, Section 3.2** for an expanded discussion on alternatives considered but not carried forward.

Please refer to Letter 2 (Docomomo-WEWA), comment 2, for a discussion on the process for identifying potential sites for the CSE II Project and Chapter 2 (page 2-14) for a description of the goals and objectives for the project, including creating a unified CSE II complex ("*adjacency of the new structure is a necessity in meeting this goal, and a physical connection between the two buildings (i.e., a tunnel) is highly desired and should be implemented as funding becomes available"*).

7. The comment regarding the historic value of the More Hall Annex is noted. As indicated in the Draft SEIS, removal of the More Hall Annex from the site would result in an adverse impact.

   Other buildings on the University's main campus that are considered Brutalist include: McMahon Hall (1965, Kirk, Wallace McKinley & Associates), the Marine Science Building (1967, Liddle & Jones), the Oceanography Teaching Building (1969, Liddle & Jones), Schmitz Hall (1970, Waldron & Pomeroy), Gould Hall (1971, Daniel Streisguth and Gene Zema), Condon Hall (1973, Joyce, Copeland, Vaughan, Nordfors Architects), and the South Campus Center (1974, Bumgardner Partnership).

From:	Jan Arntz-Richards
To:	Schipanski, Rich; Ding, Jeff
Subject:	FW: Metro Transit comments on the DSEIS, Computer Sciences and Engineering II Project
Date:	Monday, December 21, 2015 1:12:43 PM

From: Zacharias, Gillian [mailto:Gillian.Zacharias@kingcounty.gov]
Sent: Monday, November 09, 2015 5:03 PM
To: Jan Arntz-Richards
Subject: Metro Transit comments on the DSEIS, Computer Sciences and Engineering II Project

Dear Mr. Arntz,

Thank you for requesting King County Metro Transit's (Metro's) comments on the Supplemental Environmental Impact Statement (DSEIS) for the new Computer Science and Engineering Building II (CSE II). We have reviewed the document and offer our comments for the Final Supplemental Environmental Impact Statement (FSEIS). In particular, since the DSEIS does not discuss impacts on transit, we are pleased to provide transit information in support of the FSEIS.

Metro's existing facilities are a southbound and northbound pair of bus stops north of site 16C and south of site 14C, near Benton Lane. In addition, an additional pair is planned for Stevens Way at Mason Road. As we noted in our comments on the proposed scope of the EIS, several Metro routes run on Stevens Way currently: 25, 31, 32, 65, 67, 68, 75, 277, 372, 373, 540, 810, 821, 855, 860, 871, and 880. As of March of next year in coordination with the opening of Sound Transit's extension to the University Stations there will be changes to several of these routes. These changes include the elimination of routes 25 and 68 and routes 65, 67, and 373 will be revised. **1**

We expect that during construction of the CSE II there are likely to be impacts that affect the speed and reliability of Metro bus service on Stevens Way, given the number of bus routes and trips combined with potential need for right-of-way intrusions or outright blockages by the construction contractor. We anticipate that either or both re-routing of buses and relocation of bus stops could be needed to ensure timely and reliable service for our riders. We suggest that the transportation section of the FSEIS include language to this effect, in the interest of disclosing the potential short-term impacts from construction. To address the potential impacts, we recommend that a mitigation measure be added to the FSEIS to require the University's project manager and the construction contractor to coordinate with Metro in advance of construction to minimize impacts to our customers. **2**

With respect to the proposed design, the preliminary drawing in the DSEIS shows special pavers or treatment of the travelway to link the Paul G. Allen building with CSE II. We suggest that the choice of material take into account the weight of Metro vehicles and frequency of trips so that the new materials are not unduly affected. **3**

Again, we thank you for this opportunity and look forward to working with you as the project moves

forward.

Gillian Zacharias, Senior Environmental Planner
King County Metro Transit
201 South Jackson St., MS KSC-TR-0431
Seattle, WA 98104-3856
206.477.7915
Gillian.zacharias@kingcounty.gov

RESPONSE TO DSEIS LETTER 6

King County Metro Transit

1. The comment regarding existing King County Metro Transit facilities and bus stops in the site vicinity is noted.

2. The comment regarding potential mitigation measures to address construction-related impacts to transit operations is noted. As indicated in Draft SEIS Section 3.3, Construction Impacts (page 3.3-9), construction activities would occur in compliance with University of Washington and City of Seattle regulations and would include the preparation of a Construction Management Plan to control and minimize potential construction-related transportation issues, including transit operations near the site.

3. The comment regarding potential pavement treatments along Stevens Way as part of the CSE II Project is noted.

Letter 7

University of Washington Transportation Services

Comment #	Page	Comment	
1	2-5	Snohomish Lane does not provide bicycle access or ADA access.	1
2	2-15	Under "Enhance Campus Connections & Landscape" there should be specific mention of improving bicycle connections to the site, not just bicycle storage within the building.	2
3	2-20	This site plan does not improve/provide universal access or bike access across Snohomish Lane.	3
4	2-20	All exterior bicycle parking should be covered, and should exceed both the existing demand as well as the net future demand for bike parking in this area. Bicycle parking should be provided on the east side of the building (Stevens level) as well as the west side of the building (Jefferson level)	4
5	2-20	Is this streetscape consistent with a future cycle track on Stevens Way?	5
6	2-20	The staggering of bench rows along Stevens will be difficult to navigate for those with visual impairments.	6
7	2-29	Where does the 105 bike parking spaces number come from?	7
8	2-29	There is an existing Dial-A-Ride stop on the west side of the site (Stevens) and another stop on the east side (Jefferson). How will these be impacted?	8
9	2-29	The Pedestrian and Bicycle Circulation section doesn't contain anything about bicycle circulation. There is an existing desire line/cow path between Jefferson Road and More plaza that the project should formalize (https://goo.gl/maps/MjrAnkWyWS92).	9
10	General	Where are ADA parking stalls located?	10

Additional thoughts:

1. The Draft SEIS makes reference to Snohomish Lane as a bicycle and pedestrian facility. This statement is inaccurate as applied to bicycles. While bicyclists have access to the west plaza currently, Snohomish Lane to the east along the preferred building site contains two sets of steps adjacent to the More Hall Annex. As such, Snohomish Lane is inaccessible to bicyclists. 11

2. More significantly, Snohomish Lane is inaccessible to persons with disabilities and mobility impairments – a defining characteristic of the route that is not mentioned anywhere in the SEIS. The preferred alternative will modify the route, and in so doing will trigger elements of the Americans with Disabilities Act (ADA) and specifically the PROWAC guide to alterations in the public right of way. The SEIS should address this inaccessible route and describe in concept how the proposed alternative will redress the current condition. 12

3. The DEIS does not address transit access to the site, which is a significant determinant of ped, bike and particularly accessible routing requirements. 13

RESPONSE TO DSEIS LETTER 7

University of Washington Transportation

1. The comment regarding Snohomish Lane on Site 16C not currently providing bicycle or ADA access is noted. Please refer to response to comment 2 of this letter.

2. Regarding bicycle access and parking for Site 16C (Alternatives 1 and 2), please note the following:

    - Bicycle access to a new building from the Burke Gilman trail would be via Mason and Jefferson Roads.
    - In addition to internal bike storage, new bike racks at Stevens Way and Jefferson Road would be provided.

    ADA access on Site 16C would be provided via an internal passenger elevator between Mason Road and Jefferson Road, then via a second internal elevator from Jefferson to Stevens Way; this access would not be required to be a 24 hour accessible route.

3. Comment noted. Please see response to comment 2 of this letter for discussion on bike access and parking on Site 16C.

4. Bicycle parking under Alternatives 1, 2 and 3 would be provided consistent with University of Washington Facilities Services Design Guide (FSDG) requirements. Covered exterior bike parking is required for 10 percent of the building population (including undergraduate students, graduate students and faculty), secured parking is required for 3 percent of the building population, and the existing 55 stalls removed must be replaced. It is anticipated that approximately 48 exterior racks, 26 exterior racks under an overhang, and 54 interior secured racks would be provided to meet FSDG requirements. The CSEII Project will continue to work with University of Washington Transportation Services regarding bicycle parking.

5. The comment is noted. No changes to Stevens Way NE are proposed as part of the CSE II Project and the existing sidewalk would remain in its current location and size.

6. Comment noted. Benches previously indicated under Alternative 1 would be removed from the plan if this alternative is selected for the CSE II Project.

7. Updated calculations for the CSE II program indicate the need for 128 bike parking spaces.

8. Under development consistent with Alternatives 1 and 2, the existing Dial-A-Ride on Jefferson would be maintained and the existing Dial-A-Ride on Stevens Way would be relocated to the south.

9. The comment is noted. Pedestrian and bicycle circulation is discussed in Draft SEIS Chapter 3.3, Transportation, and bicycle circulation provisions for bicycle circulation would be provided as part of Snohomish Lane.

10. The CSE II Project would not include additional parking. Under Alternatives 1 and 2, existing stalls at Parking Lots C12, C14 (includes ADA accessible stalls) and C15 would be maintained post-construction. Under Alternative 3, existing stalls at Parking Lots C23, C19 and N24 would be maintained post-construction.

11. The comment regarding the current limitations for bicycle movement on Snohomish Lane is noted.

12. Please see response to comment 2 of this letter regarding ADA accessibility under the CSE II Project on Site 16C (Alternative 1 and 2). As indicated, an accessible route would be provided internal to the building.

13. Transit is provided on Stevens Way in the vicinity of Sites 14C and 16C. Existing stops would remain with development under Alternatives 1, 2 and 3.

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

November 23, 2015

Ms. Jan Arntz
Environmental Planner
University Of Washington
University Facilities Building
Box 352205
Seattle, Washington 98195-2205

In future correspondence please refer to:
Log: 120214-21-UW
Property: More Hall Annex
Re: Demolition-Computer Science & Engineering Building

Dear Ms. Arntz:

The Washington State Department of Archaeology and Historic Preservation (DAHP) is in receipt of the Draft Supplemental Environmental Impact Statement (DSEIS) regarding the Computer Science and Engineering II Project on the University of Washington-Seattle campus. The document assesses the environmental impacts of 4 alternatives (including the No Action Alternative). Alternative 1 (the Preferred Alternative) would result in demolition of the More Hall Annex, a property that is listed in the National Register of Historic Places.

In response, DAHP staff has reviewed the DSEIS. Following our review we are providing the following comments and recommendations:

1) We strongly recommend against implementing Alternative 1. This alternative removes the More Hall Annex resulting in a permanent loss of this unique historic property to future generations, not only of UW students and alumni but all members of the public. **1**
2) Of the alternative design scenarios, Alternative Scenario 2.1 or Alternative 3.2 are preferred to that of Alternative 1 in view of the recognition that both of these alternatives leave More Hall Annex standing and impacts are minimized to other historic properties. **2**
3) Although Scenarios 2.1 and 3.2 are preferred to Alternative 1, description of these scenarios in the DSEIS also raises questions and other concerns: Scenario 3.2 leaves More Hall Annex intact but its future remains unresolved. Our understanding of Scenario 2.1 raises concerns about the building's historic setting, feeling, and association being irretrievably compromised. **3**
4) In view of our comment 3, we recommend that the UW explore other design options that integrate More Hall Annex into the CSE II project while meeting the *U.S. Secretary of the Interior's Standards for Rehabilitation* (http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab_standards.htm); particularly relevant is rehabilitation standard 9 which states: **4**

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

4 cont.

5) Based upon the summary and recommendations contained in the Archaeological Background Record Search (Appendix B in the SEIS), we recommend that a monitoring plan for archaeological resources be developed and implemented for the project that would include project monitoring by a qualified archaeologist.

5

Thank you for the opportunity to review and comment. Again, we recommend the UW reconsider the alternatives to arrive at a design for the CSE II that meets the University's programmatic needs while integrating this nationally recognized historic property. If you have any questions, please contact me.

6

Sincerely,

Greg Griffith
Deputy State Historic Preservation Officer
(360) 586-3073

C; Karen Gordon, Seattle Historic Preservation Officer
Cecile Hansen, Chairwoman, Duwamish Tribe
Dennis Lewarch, Suquamish THPO
Chris Moore, Washington Trust for Historic Preservation
Jennifer Meisner, King County Historic Preservation Officer
Steve Mullen-Moses, Snoqualmie Nation
Laura Murphy, Muckleshoot Indian Tribe
Eugenia Woo, Historic Seattle
Richard Young, Tulalip Tribes

RESPONSE TO DSEIS LETTER 8

Department of Archaeology and Historic Preservation (DAHP)

1. The Washington State Department of Archaeology and Historic Preservation (DAHP) preference against implementing Alternative 1, which would result in the permanent loss of More Hall Annex, a unique historic property, is noted.

   As indicated in the Fact Sheet of the Draft SEIS (page iv), this Supplemental EIS is intended to address the probable significant adverse environmental impacts that could occur under the SEIS Alternatives. The State Environmental Policy Act (SEPA) environmental review process is designed to be used, along with other decision-making factors, to provide the decision-makers (in this case the Board of Regents) comprehensive review of the proposal and alternatives, and ensure that environmental values are given appropriate deliberation, along with other considerations.

2. The preference for Alternative Scenario 2.1 or Alternative 3.2 design scenarios in recognition that both alternatives retain More Hall Annex and minimize impacts to other historic properties, is noted.

3. The comment indicating that Alternative 3 Scenario 3.2 leaves More Hall Annex intact without resolving future use is noted.

   The comment indicating that Alternative 2 Scenario 2.1 would negatively impact the building's historic setting, feeling, and association is noted. As indicated in Section 3.2 of the Draft SEIS, development under Alternative 2 would result in an adverse impact to the building's overall historic integrity; however, this impact would be less adverse than Alternative 1, as the More Hall Annex would not be demolished and would be repurposed as a part of the new project.

4. The recommendation is noted that the University should explore other design options that integrate the More Hall Annex into the CSE II Project while meeting the U.S. Secretary of the Interior's Standards for Rehabilitation. Please see Chapter 3 of this Final SEIS for an expanded discussion of Alternatives Considered but Not Carried Forward, and please see Chapter 3 Section 3.3 for a discussion of structural improvements that would be necessary for the adaptive reuse of More Hall Annex. The Secretary of the Interior's Standards will inform the final design if an alternative is chosen that involves the adaptive reuse of More Hall Annex.

5. The comment regarding development of a monitoring plan for construction is noted and will be considered by the University of Washington. Section 3.2 (Historic and Cultural Resources) identifies measures for the accidental discovery of archaeological resources and the discovery of human remains.

6. The comment regarding reconsideration of the alternatives is noted. Please note that the Draft SEIS evaluated five design scenarios including three alternative design scenarios for Site 16C and two design scenarios for Site 14C. Please refer to Section 2.5 (SEIS Elements of the Environment and Alternatives Methodology Summary) for a detailed discussion on the University of Washington's process for identifying sites for the CSE II Project for further analysis in the SEIS, and for a discussion on alternatives considered but not carried forward for analysis on the SEIS. Please also refer to **Chapter 3** of this Final SEIS for an expanded discussion on Alternatives Considered but Not Carried Forward including additional detail on the range of design scenarios initially considered.

WASHINGTON TRUST FOR HISTORIC PRESERVATION

November 20, 2015

Ms. Jan Arntz
SEPA Responsible Official
Environmental/Land Use Compliance Officer
Capital Projects Office
Box 352205
Seattle, WA 98195

RE: Comments on the Draft SEIS for Computer Science and Engineering Building II

Dear Ms. Arntz:

The Washington Trust for Historic Preservation is in receipt of the University of Washington's (UW) Request for Comments on the Draft Supplemental Environmental Impact Statement (SEIS) for the proposed Computer Science & Engineering Building II (CSE II). The UW's preferred site (16C) for construction of CSE II is currently occupied by the National Register-listed More Hall Annex, historically known as the Nuclear Reactor Building. The first two alternatives presented in the Draft SEIS fail to consider the significance of this important historic resource. The Washington Trust urges the UW to more fully explore alternatives that would allow for the meaningful preservation of the Nuclear Reactor Building. 1

The "preferred alternative" in the Draft SEIS, to tear down the Nuclear Reactor Building and replace it with CSE II, leaves no room for preservation and should not be included as an option in the Final SEIS. We understand other potential sites were removed from further consideration due to characteristics, described as "fatal flaws," which were deemed incompatible with the proposed CSE II project. The presence of a National Register-listed resource, which was listed three years prior to the typical fifty-year mark establishing eligibility for inclusion in the National Register due to its "exceptional importance," should also constitute a "fatal flaw" for the site. The demolition of the Nuclear Reactor Building would be inconsistent with national and state policy related to historic and cultural resources. It is inappropriate to use public dollars in a project that will result in the demolition of a nationally recognized historic resource. 2

The second alternative presented in the Draft SEIS involves the retention of the Nuclear Reactor Building on site 16C with CSE II built around it. The designs that incorporate the Nuclear Reactor Building into the new construction fail to adequately consider the historic character and significance of the existing building and do not comply with the Secretary of the Interior's Standards for Rehabilitation. Any adaptive design that joins old and new construction must be creative, thoughtful, and innovative to honor the significance of the Nuclear Reactor Building and its architectural style. If the UW chooses to pursue this alternative, the project has the potential to be an outstanding example of meaningful adaptive design and a distinguished 3

STIMSON-GREEN MANSION, 1204 MINOR AVENUE, SEATTLE, WASHINGTON 98101
T 206.624.9449 F 206.624.2410 | www.PreserveWA.org

architectural enhancement to the campus. As proposed, however, the conceptual designs presented engulf the existing structure. The Final SEIS should include adaptive designs that better incorporate the Nuclear Reactor Building, allowing it to retain and display its exceptional architectural significance.

3 cont.

The Washington Trust would also like to note that the preferred site (16C) contains a massive underground oil tank (larger than the footprint of the Nuclear Reactor Building) that the UW did not adequately address in the Draft SEIS. The UW's preferred alternative preserves an old fossil fuel source of energy and destroys a National Register-listed building. The second alternative also preserves the oil tank, leaving considerably less potential buildable area for the proposed CSE II building, thereby limiting the opportunity for compatible adaptive design. This second alternative forces the new construction to be wedged onto the site, smothering the Nuclear Reactor Building and blocking it from much of the public's view. The Draft SEIS has not adequately analyzed the environmental impacts of constructing a new structure within the footprint of an existing oil tank. The environmental risk this poses should be more fully examined.

4

The Washington Trust is most in favor of the third alternative, to pursue site 14C as a viable option for construction of CSE II. The new CSE II building could be built on this site without demolishing any historic structures, but care would need to be taken in the design and siting given the proximity of site 14C to the University of Washington Club. This site is also a particularly agreeable alternative because it possesses adequate proximity to the Paul Allen Center. This option should be more thoroughly vetted and presented as the preferred alternative in the Final SEIS.

5

We respectfully urge the UW to prioritize the meaningful preservation of the Nuclear Reactor Building so that it may continue to contribute to the architectural legacy of the University of Washington campus and the greater Seattle area. Thank you for the opportunity to comment and please do not hesitate to contact us should you have any questions.

6

Sincerely,

Jennifer Mortensen
Preservation Services Coordinator

RESPONSE TO DSEIS LETTER 9

Washington Trust for Historic Preservation

1. The comments regarding preference of retaining More Hall Annex and not using Site 16C are acknowledged.

2. The comment is noted that the "preferred alternative" should not be included as an option in the Final EIS because the building is listed in the National Register of Historic Places and therefore contains a "fatal flaw". Site 16C is identified as the preferred alternative in the Draft SEIS because it is the site that best meets the needs and goals of the CSE Program. Adverse impacts to the More Hall Annex that would result from development of Site 16C are identified in the Draft SEIS, and the Board of Regents will consider and weigh such adverse impacts, along with other environmental and non-environmental factors, when the Board makes its decision on the project.

   The comment that asserts that demolition of the Nuclear Reactor Building (More Hall Annex) would be inconsistent with national and state policy related to historic and cultural resources is noted. This building is not subject to federal Section 106 review, due to lack of federal funding or issuance of a federal permit, and potential adverse impacts to the building as a historic resource and potential alternatives to those impacts, are identified in the Draft SEIS and in this Final SEIS.

   The comment is noted that it is inappropriate to use public dollars in a project that will result in the demolition of a nationally recognized historic resource.

3. The comments are noted that the designs that incorporate the Nuclear Reactor Building (More Hall Annex) fail to adequately consider the historic character and significance of the existing building and do not comply with the Secretary of the Interior's Standards for Rehabilitation. The Secretary of the Interior's Standards will inform the final design if an alternative is chosen that involves the adaptive reuse of More Hall Annex.

   The commenter's statement is noted that "the project has the potential to be an outstanding example of meaningful adaptive design and a distinguished architectural enhancement to the campus".

   Regarding additional designs that would better incorporate More Hall Annex, please refer to Chapter 3 of this Final SEIS for an expanded discussion on Alternatives Considered but Not Carried Forward for analysis in the SEIS.

4. Potential impacts related to the existing oil tank, including environmental contamination and the tank's seismic and structural stability, are outside of the scope of the SEIS. However, discussion on the oil tank nonetheless was provided on Draft SEIS pages 2-9, 2-31, 2-46 and 3.4-2. Additional discussion is also provide in **Chapter 3 Section 3.1** of

this Final SEIS. The University has no plans for eliminating this critical backup system in the foreseeable future.

5. The comment regarding the preference for the Alternative 3 design scenarios for Site 14C is noted.

6. The comment regarding the historic value of More Hall Annex is noted.

Letter 10

Jorgen Bader
6536 – 29th Ave. N.E.
Seattle, WA 98115

October 20, 2015

Jan Arntz
Environmental Office
University Facilities Bldg
Box 352205
Seattle, WA 98125-2204

Re: Comment on Draft Environmental Impact Statement Computer Facilities Building

Dear Ms. Arntz:

Alternatives 1 and 2 contemplate construction of the new building just north of More Hall and More Hall Annex on the walkway between Stevens Way and Mason Road leading to the pedestrian overpass over Montlake Boulevard N.E. to Hec Edmundson Pavilion.

In the spring of 2016, METRO plans to end almost all routes that go directly between downtown and North East Seattle and to require those commuters to use Sound Transit in going to and from downtown. It will reroute many bus routes that currently go through the University District to use Stevens Way to carry riders to and from the UW Sound Transit Station at Husky Stadium. The trips will generate a stream of riders walking to or from a bus stop on campus to the UW station --- perhaps the current ones by the HUB or new ones by Rainier Vista. 1

The Environmental Impact Statement should make discuss the manner that this flow of pedestrians will be routed. With downtown projects, environmental review documents commonly say nothing or print a bland statement that the contractor will take care of it. This results in a series of make shift detours on the ground that leave pedestrians traipsing through mud on temporary, dark walkways in the rain. The anticipated volume of pedestrians is too great to allow their safety during construction to be treated as an after thought.

Yours truly

Jorgen Bader

Jorgen Bader

RESPONSE TO DSEIS LETTER 10

Bader, Jorgen

1. The comment regarding the potential for construction of the CSE II Project to disrupt vehicle (including buses) and pedestrian movement is noted.

   As indicated in Section 3.3 (Transportation) of the Draft SEIS, "*construction activities would occur in compliance with applicable University of Washington and City of Seattle regulations and would include the preparation of a Construction Management Plan to control and minimize potential construction related transportation issues*." The Construction Management Plan would include provisions for vehicle (including bus) and pedestrian travel.

From: Amelia Best
To: Jan Arntz-Richards
Subject: Comment for Nuclear Reactor
Date: Monday, November 23, 2015 3:25:06 AM

Dear Jan Arntz,
I believe that the Nuclear Reactor Building should not be demolished in order to build a new computer scIence building. The university has the responsibility to set a good example by preserving this unique architectural piece. The building is a nationally recognized landmark and source of history and culture. It would be a mistake to not consider other development options, besides the ones listed in the draft SEIS. The university has a great reputation for sustainability. In order to continue that reputation, preservation of this building needs to be considered. **1**
Thank you for your time,
Amelia Best

RESPONSE TO DSEIS LETTER 11

Best, Amelia

1. The comments regarding retaining More Hall Annex and the need to examine alternatives are noted. The Draft SEIS evaluated environmental conditions associated with three alternatives consisting of five different building designs on two sites.

From:	Jan Arntz-Richards
To:	Schipanski, Rich; Ding, Jeff
Subject:	FW: Nuclear Reactor Building - SEIS Comments
Date:	Monday, December 21, 2015 1:40:16 PM

From: Brooke Best [mailto:bvbseattle@comcast.net]
Sent: Sunday, November 22, 2015 7:56 PM
To: Jan Arntz-Richards
Subject: Nuclear Reactor Building - SEIS Comments

I would like to restate my concern for the fate of the Nuclear Reactor Building. This National Register building is important not only for its architectural design, but for its association with technology in the atomic age.

The Draft SEIS for the construction of the new CSEII building does not adequately take into consideration the adverse effects to the Nuclear Reactor Building in the first two alternatives. **1**

It's clear that the "preferred alternative" leaves no room for preservation and should not be pursued. A second alternative shows the new building completely wrapped around the Nuclear Reactor Building. How does this proposed design meet preservation design standards?

The preferred site also contains a massive underground oil tank that will be retained. The UW's preferred alternative preserves an old fossil fuel source of energy and destroys a National Register-listed building. How does this demonstrate UWs sustainability leadership? **2**

UW is a leading public university with an outstanding architecture department, and access to exceptional design and preservation professionals, faculty, students, and alumni. With all these resources, I would expect the University to do an exceptional job coming up with a creative design solution - one that preserves and honors this iconic structure, and allows for the construction of the new CSEII building.

Instead of the poorly-developed concept designs, the proposed design should *support for a meaningful preservation alternative for the Nuclear Reactor Building.* There's so much potential for creating something really special and celebrates this important piece of UWs history. **3**

The University can and must do better.

Sincerely,

Brooke Best

RESPONSE TO DSEIS LETTER 12

Best, Brooke

1. The comments regarding retention of More Hall Annex and impacts to More Hall under Alternative 2 are noted. As indicated in Section 3.2 of the Draft SEIS, under Alternative 2 the retained More Hall Annex would be partially obscured, which would be an adverse impact; however, this impact would be less than the irretrievable loss of the building under Alternative 1. Please also refer to Response to Letter 8 (DAHP), comment 4, for discussion on the Secretary of Interior Standards.

2. The comment regarding the oil tank representing the fossil fuel age is noted. Refer to **Chapter 3 Section 3.1** of this Final SEIS for additional discussion regarding the existing oil tank.

3. The comment regarding the CSE II Project design is noted. The Draft SEIS evaluated five design scenarios including three alternative design scenarios for Site 16C and two design scenarios for Site 14C. Please refer to Section 2.5 (SEIS Elements of the Environment and Alternatives Methodology Summary) for a detailed discussion on the University of Washington's process for identifying sites for the CSE II Project for further analysis in the SEIS, and **Chapter 3 Section 3.2** for a discussion on alternatives considered but not carried forward for analysis on the SEIS.

From: Mark D. Blitzer
To: Jan Arntz-Richards
Subject: Nuclear reactor building
Date: Friday, November 13, 2015 8:18:12 PM

The current Nuclear Reactor building is of historic interest and importance. I am sure that the University of Washington can find another location on the large campus to construct the new Computer Science and Engineering Building.

1

Sincerely,
Mark D. Blitzer
Seattle, Washington

RESPONSE TO DSEIS LETTER 13

Blitzer, Mark

1. The comments regarding retaining More Hall Annex and developing the CSE II Project on a different site are noted.

From: Jan Arntz-Richards
To: Schipanski, Rich; Ding, Jeff
Subject: FW: Meaningful Preservation for Nuclear Reactor Building
Date: Monday, December 21, 2015 12:48:25 PM

From: Michael Carrizosa [mailto:bissmik5@gmail.com]
Sent: Monday, November 23, 2015 1:11 PM
To: Jan Arntz-Richards
Subject: Meaningful Preservation for Nuclear Reactor Building

Jan Arntz,

William J. Murtagh once said that *"It has been said that, at its best, preservation engages the past in a conversation with the present over a mutual concern for the future."*

As an architecture student I cannot stress enough the preservation of buildings that show a strong character and well represent the time in which they were built. That is the case of the Nuclear Reactor Building at the University of Washington.

I fear the day that due to mass produced, aggressive developing actions, and careless design, we have no longer possess, but in our memories, buildings or monuments that inform our development as a society.

1

I then ask you to preserve and further re-purpose the Nuclear Reactor Building based on the following grounds:

2

- It is clear that the UW's "preferred alternative" leaves no room for preservation and should not be pursued.
- Encourage the UW to consider more potential site alternatives. Site 16C (the preferred site) includes the National Register-listed Nuclear Reactor Building. We understand other potential sites were removed from further consideration due to characteristics deemed incompatible with the proposed CSE II project – described as "fatal flaws." We believe the presence of a National Register-listed resource should also constitute a "fatal flaw" for the site, as its demolition is inconsistent with general national and state policy related to historic and cultural resources. It is inappropriate to use public dollars in a project that will result in the demolition of a nationally recognized historic resource.

3

- The preferred site (16C) also contains a massive underground oil tank (larger than the footprint of the Nuclear Reactor Building) that the UW chooses to retain. The UW's preferred alternative preserves an old fossil fuel source of

4

energy and destroys a National Register-listed building. Alternative Two also preserves the oil tank, leaving considerably less potential buildable area for the new construction of the proposed CSE II building. This second alternative forces the new construction to be wedged onto the site, smothering the Nuclear Reactor Building. The University should fully explore other scenarios that would actually comply with the Secretary of the Interior's Standards for Rehabilitation. **4 cont.**

- The Draft SEIS has not adequately analyzed the environmental impacts of retaining an oil tank in place while it proposes to construct an expensive new building in very close proximity to the oil tank. This places the University in a vulnerable and risky environmental position in the future. **5**
- Alternative Three on site 14C just south of the University of Washington Club should be explored further and considered as a viable alternative. The new CSE II building could be built on this site without demolishing any historic structures. Care would need to be taken in the design and siting of the CSE II building given the proximity to the University of Washington Club. This site is a pleasant and short walk to the existing Paul Allen Center and should not be dismissed because it does not have the same proximity as site 16C, across Stevens Way from the Paul Allen Center. **6**
- Development and construction activities are guided in part by the university's Campus Master Plan. While the existing Master Plan controls certain things such as height limits, there exists an opportunity to site, orient and locate a new building with different design factors than those currently allowed. As UW is planning to update its existing Campus Plan (this process is currently underway), consideration should be given to adjusting these factors to allow for a more vertical design for the new building, thus requiring a smaller footprint and potentially avoiding or reducing adverse impacts to the Nuclear Reactor Building. **7**

Thank you,

Michael Carrizosa.

RESPONSE TO DSEIS LETTER 14

Carrizosa, Michael

1. The comments regarding the historic value of More Hall Annex and retention of the building are noted.

2. The comment indicating opposition to Alternative 1 is noted.

3. The comment is noted that presence of More Hall Annex should be considered a "fatal flaw" for development of Site 16C. This site is the preferred alternative in the Draft SEIS because it is the site that best meets the needs and goals of the CSE program. Adverse impacts on the More Hall Annex that would result from development of Site 16C are identified in the Draft SEIS, and the Board of Regents will consider and weigh such adverse impacts, along with other environmental and non-environmental factors, when the Board makes its decision on the project.

4. The comment regarding the oil tank representing an old type of fuel source is noted. Please refer to **Chapter 3 Section 3.1** of this Final SEIS for additional discussion regarding the existing oil tank on Site 16C.

5. Comment noted. Potential impacts related to the existing oil tank, including potential for environmental contamination and the tank's seismic/structural stability, are outside the scope of the SEIS. However, discussion on the oil tank nonetheless was provided on pages 2-9, 2-31, 2-46 and 3.4-2 of the Draft SEIS.

   Please also refer to **Chapter 3 Section 3.1** of this Final SEIS for additional discussion in regards to the oil tank.

6. The comment regarding preference for development of the CSEII project on Site 14C is noted. Please refer to Response to Letter 5 (Historic Seattle), comment 6, for a discussion on design considerations associated with Site 14C.

7. The comments regarding the Campus Master Plan process are noted.

From: Edward Corker
To: Jan Arntz-Richards
Subject: UW Nuclear Reactor: tear it down
Date: Friday, October 23, 2015 10:19:01 PM

It is ugly.

I had to walk past it to the IMA 1972 to 1976. It was ugly and spooky then.

We do not need a monument to the Cold War.

We need a computer center. Put it close to the Allen Center.

Again the nuclear building is ugly and just taking up space. A bomb shelter would not make a good historical monument. Neither does this.

1

Edward H. Corker 1972
6614 109th Place SE
Newcastle WA. 98056

P. S. Don't tell ....
I am a Seattle Historical member.

RESPONSE TO DSEIS LETTER 15

Corker, Edward

1. The comment regarding the preference for the removal of More Hall Annex is noted.

From:	Jan Arntz-Richards
To:	Schipanski, Rich; Ding, Jeff
Subject:	FW: Comments on the Draft SEIS for the Computer Science and Engineering Building II
Date:	Monday, December 21, 2015 1:05:41 PM
Attachments:	WAND Center.Brief.pdf ATT00001.htm

From: Steven Gilbert [mailto:sgilbert@innd.org]
Sent: Tuesday, November 17, 2015 3:36 PM
To: Jan Arntz-Richards
Subject: Comments on the Draft SEIS for the Computer Science and Engineering Building II

Dear Jan,

I urge the UW not to destroy More Hall. A number of years ago I worked in project to create the Washington Nuclear Discovery Center (WAND Center) - see http://www.toxipedia.org/display/wanmec/WAND+Center . Attached is summary of the proposal - the full proposal can be download from the web site. Please review this proposal.

In summary - Needs in the community that will be met by this proposal: Currently there are few or no significant sources of scientific, historical or cultural information about the nuclear industry in this state. In addition there is no significant source of educational resources about the nuclear industry in this state. 1

Vision: The Washington Nuclear Discovery Center will be a public, programmed space devoted to exhibits, education programs, and events relating to Washington's nuclear heritage. We envision the Washington Nuclear Discovery Center as a public space actively programmed with exhibits, education programs, and events that bring both the science of nuclear physics and Washington's nuclear heritage to life. Washington played a very important role in the nuclear cold war and continues to play a very important role with the Bangor submarine base and the Hanford clean up project and the Columbia Generating Station. We need to pay more attention to WA nuclear history.

- Demolition of the Nuclear Reactor Building should not be an option 2
- Any construction on the site that incorporates the existing building should respect its historic character 3
- Alternative sites should be more thoroughly examined. 4

Please call if you wish to discuss.

Steve

Steven G. Gilbert, PhD, DABT
INND (Institute of Neurotoxicology & Neurological Disorders)
3711 47th Place NE
Seattle, WA 98105
Ph: 206.527.0926
E-mail: sgilbert@innd.org
web: www.asmalldoseof.org - Free E-book "A Small Dose of Toxicology"

web: www.toxipedia.org - Connecting Science and People
web: www.ipmopedia.org - Connecting Gardeners and Experts
web: www.wltox.org - World Library of Toxicology
web: www.wamnec.org - Washington Nuclear Museum and Educational Center
twitter: twitter.com/toxipedia - follow our daily tweet

WAND Center
WAshington Nuclear Discovery Center

BRIEF: Washington Nuclear Discovery Center (WAND) at the Nuclear Reactor Building (now called More Hall Annex), University of Washington campus


More Hall Annex, University of Washington

Purpose of this brief: to summarize the full proposal, stimulate discussion, gather input, and create excitement about creating a Washington Nuclear Discovery Center at the Nuclear Reactor Building on the University of Washington campus.

Needs in the community that will be met by this proposal: Currently there are few or no significant sources of scientific, historical or cultural information about the nuclear industry in this state.

Currently there is no significant source of educational resources about the nuclear industry in this state.

Vision: The Washington Nuclear Discovery Center will be a public, programmed space devoted to exhibits, education programs, and events relating to Washington's nuclear heritage. We envision the Washington Nuclear Discovery Center as a public space actively programmed with exhibits, education programs, and events that bring both the science of nuclear physics and Washington's nuclear heritage to life.

Goal:

- Provide a forum where the story of nuclear energy can be told from all sides, in a neutral factual way, without being embedded in politics.
- To raise awareness about the contemporary facets of the nuclear industry (research, medicine, as an alternative to oil as energy source)
- To preserve the Nuclear Reactor Building as a unique example of post-war Northwest architecture and to convert the building into an educational resource in line with the University of Washington.
- To inspire young people to learn about nuclear energy and participate in the industry.

Timeline & progress to date: Our web site www.wanmec.org is from funding from the Washington Physicians for Social Responsibility (WPSR)and a traveling exhibit, "Particles on the Wall," (www.particlesonthewall.org) that combines art and science to explore nuclear issues of the past and present. WPSR has also funded a collections survey that is now underway. We are meeting with potential partners and supporters on the UW

campus, at Hanford, and at other institutions. Their input has been invaluable in shaping our vision for the Washington Nuclear Discovery Center at More Hall Annex.

Call to action & how your group can help: We ask for your study of our proposal, your input and potential grant funding. Please tell us your ideas and join us in this exciting venture as the Washington Nuclear Discovery Center seeks funding to support strategic and financial planning for the project.
Financial projections: We are developing cost projections to renovate More Hall Annex and development permanent exhibits, as well as ongoing staffing and program needs. Income projections will be based on donations, memberships, rentals, and retail sales.

Background:

- The state of Washington has played a unique and ongoing role in the nation's nuclear history, yet the full story of Washington's involvement in nuclear research, weaponry, and power over the last sixty years has not been brought together in a context that includes the science, history, and culture surrounding nuclear issues.
- Also the citizens of Western Washington have had little access to many stories that are tied to other parts of the state. A unique opportunity exists to create a Washington Nuclear Discovery Center at More Hall Annex on the University of Washington campus.
- More Hall Annex is listed in the National Register of Historic Places.
- It is the historic site of the University of Washington's research reactor, and has recently been designated a historic landmark.
- The WAND Center will interpret the science, history, and cultural context of nuclear technology in Washington State through permanent and rotating exhibits; educational programs for UW students, K-12 school groups, and adult visitors; and public events such as readings and performances.

Working with other groups: We are working to collaborate with a wide range of partners to develop and operate the Washington Nuclear Education Center. We are exploring partnerships with the University's Engineering and History Departments, the UW Medical Center, the Evans School of Public Affairs, the Museum Studies Program, the Museology Graduate Program, UW Medicine, UW Engineering, UW School of Public Health, as well as museums such as MOHAI and CREHST. We expect to provide internships, research opportunities and other educational opportunities to UW students.

Contact information: Steven G. Gilbert, PhD, DABT
INND (Institute of Neurotoxicology & Neurological Disorders)
8232 14th Ave NE
Seattle, WA 98115
Ph: 206.527.0926
E-mail: sgilbert@innd.org
web: www.toxipedia.org - Connecting Science and People
web: www.wanmec.org - Washington Nuclear Museum and Educational Center

(Please contact Steve for the full version of the WAND Center proposal)

RESPONSE TO DSEIS LETTER 16

Gilbert, Steven

1. The comment regarding the proposal for the Washington Nuclear Discovery Center at the More Hall Annex is noted.

2. The comment regarding retaining More Hall Annex is noted.

3. The comment regarding incorporating More Hall Annex into the CSE II Building is noted. Please refer to Section 3.2 of the Draft SEIS for analysis regarding historic conditions associated with incorporation of More Hall Annex into the CSE II Building (Alternative 2). Please also refer to **Chapter 3 Section 3.2** of this Final SEIS for information regarding the range of alternatives initially considered for incorporation into the SEIS.

4. Please refer to Response to Letter 2 (Docomomo – WEWA), comment 2, for a discussion on the site selection process conducted for the CSE II Project.

From:	Jan Arntz-Richards
To:	Schipanski, Rich; Ding, Jeff
Subject:	FW: Comments on the Draft SEIS for the Computer Science and Engineering Building II
Date:	Monday, December 21, 2015 1:02:50 PM

From: Steven Gilbert [mailto:sgilbert@innd.org]
Sent: Monday, November 23, 2015 11:39 AM
To: Jan Arntz-Richards
Subject: Comments on the Draft SEIS for the Computer Science and Engineering Building II

Dear Jan,

I want to emphasize my earlier comments that More Hall is a unique UW assets that must be preserved. The UW and indeed the citizens of WA need more space devoted to looking back as we stumble forward and things nuclear certainly fits this categorization. Yes, computing and engineering is important but more important is knowing what is the better path and that only happens when knowing were we are from. So, please save More Hall. 1

- Demolition of the Nuclear Reactor Building should not be an option 2
- Any construction on the site that incorporates the existing building should respect its historic character and architectural significance 3
- Alternative sites should be more thoroughly examined. 4

Steve

Affiliate Professor, School of Public Health

and

Steven G. Gilbert, PhD, DABT
INND (Institute of Neurotoxicology & Neurological Disorders)
3711 47th Place NE
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web: www.toxipedia.org - Connecting Science and People
web: www.ipmopedia.org - Connecting Gardeners and Experts
web: www.wltox.org - World Library of Toxicology
web: www.wamnec.org - Washington Nuclear Museum and Educational Center
twitter: twitter.com/toxipedia - follow our daily tweet

RESPONSE TO DSEIS LETTER 17

Gilbert, Steven (Letter 2)

1. The comment regarding the retention of More Hall Annex is noted.

2. The comment regarding the retention of More Hall Annex is noted.

3. Please refer to the Response to Letter 8 (DAHP), comment 4, for a discussion on historic aspects of incorporating More Hall Annex into the CSE II Project.

4. Please refer to Response to Letter 2 (Docomomo-WEWA), comment 2, for a discussion on the process conducted by the University of Washington to identify the sites to be carried forward for analysis in the SEIS.

From: Helen Hald
To: Jan Arntz-Richards
Subject: please spare the nuclear reactor
Date: Monday, November 16, 2015 11:05:24 AM

Dear Jan –

I am writing to you regarding the potential demolition of More Hall Annex.

This national-registered building has historical significance and we all have a responsibility to preserve it.

Please join us in advocating for its preservation.

1

Sincerely,

Helen Hald

Helen Hald AIA

helen h a l d ARCHITECTURE

425.803.9866

RESPONSE TO DSEIS LETTER 18

Hald, Helen

1. The comment recommending the retention of More Hall Annex is noted.

From: Michael Herschensohn
To: Jan Arntz-Richards
Subject: Nuclear Reactor Building
Date: Thursday, November 19, 2015 3:51:45 PM

Dear Ms Arnst,

I write in regard to the EIS for the new computer science building. I started working at the UW in 1970 and have been associated with the university on and off since then in supportive roles as faculty spouse and a donor. I mention this simply to establish my standing as a member of the University of Washington family.

I was very proud in 2009 that the University took good care of the Women's Building which was one of very few structures surviving from the 1909 Alaska-Yukon-Pacific Exposition, the defining moment for the UW campus. In that light I have been delighted with the recent efforts to preserve the vista from Drumheller Fountain to Mount Rainier. All this proves that the UW understands historic preservation and the need to respect history campus.

The Nuclear Reactor Building is a significant building architecturally and historically. I hope that the UW will choose in this instance to reaffirm its dedication in preserving the historic fabric of the campus and choose the alternative that saves the Nuclear Reactor Building in perpetuity.

1

Michael Herschensohn, Ph.D.
Chair, Historic Seattle
President, Queen Anne Historical Society

c.206-412-0702
f. 888-412-9732
Consider the environment before printing this e-mail.

RESPONSE TO DSEIS LETTER 19

Herschensohn, Michael

1. The comments regarding the importance of historic preservation efforts on the University of Washington campus and the retention of More Hall Annex are noted.

From: Louisa Iarocci
To: Jan Arntz-Richards
Subject: Re: Nuclear Reactor Building
Date: Sunday, November 22, 2015 3:31:24 PM

Dear Jan

I am writing to add my support to exploring more alternatives to the current plans for the Nuclear Reactor Building. As associate professor of architecture at the UW my concerns certainly relate to my belief in preserving this nationally recognized historic landmark. However as a registered architect with over 10 years experience in renovation and institutional projects I would also argue that the new CSE II building has the potential to be an exciting new landmark on the campus that speaks to UW as a leader in this field. However in my opinion current alternatives that propose the demolition/or adaptation of this existing site are rife with obvious and yet to be discovered problems- both of a physical nature and in terms of image and perception. As with all important building projects, it is as much about the material constructions on the site as it is about the way it communicates with the community it serves. 1

The University of Washington has the potential here to show how it can be a leader and forge alliances within the exceptional community of design and preservation professionals, faculty/staff, students, alumni, etc. who value the physical and social environment of this campus.

Imagine if the university administration worked with the architecture department to create more opportunities for dialogue and debate- that might include a design studio about this exact design problem (where widely different student solutions could be presented and exhibited) and public debates (which I am sure would include strongly varied opinions within our faculty).

The faculty and students of the College of Built Environments would love to be more involved with the exciting opportunity the CSE II building represents and to come up with creative solutions for how it can be a part of the existing fabric of the campus. We have many MArch Thesis students who are exploring this exact same issue of how to acknowledge- and yet not sanitize the physical evidence of our utilitarian past. With all the resources we have and with the mission of this great University to truly serve not just the university community, but the public, I think we can all try harder to work together to make an exciting change on the campus and at the same time, not erase the memory of who we are. 2

Thanks so much

Louisa

Louisa Iarocci
Associate Professor
UW Department of Architecture
liarocci@uw.edu

RESPONSE TO DSEIS LETTER 20

Iarocci, Louisa

1. The comments regarding the preservation of More Hall Annex and the site selection/design process are noted. Please refer to Response to Letter 2 (Docomomo-WEWA), comment 2, for a discussion on the site selection process for the CSE II Project.

2. The comment regarding faculty and student involvement in the design of the CSE II Project is noted. In order to conduct a comprehensive environmental review and provide a useful tool for the decision-making process, a range of SEIS Alternatives are analyzed in the Draft SEIS that include optional design scenarios and the alternative site. The alternatives incorporate various assumptions regarding the building orientation, and building height and configuration, particularly as the building would relate to More Hall Annex and the University Club, designated historic structures on Site 16C and 14C, respectively.

   To determine if the alternative building scenarios could feasibly achieve project objectives at a lower environmental cost (WAC 197-11-440(5)), six alternative design scenarios for Site 16C and three alternative design scenario for site 14C were initially explored. Of the nine alternative design scenarios explored, five alternative scenarios were identified for inclusion in the SEIS (three for Site 16C under Alternatives 1 and 2, and two for Site 14C under Alternative 3). Please refer to **Chapter 3 Section 3.2** of this Final SEIS for an expanded discussion on alternatives considered but not carried forward.

From: Jan Arntz-Richards
To: Schipanski, Rich; Ding, Jeff
Subject: FW: Nuclear Reactor Building
Date: Monday, December 21, 2015 12:20:33 PM

From: Kenneth Johnsen [mailto:np1324@hotmail.com]
Sent: Friday, October 23, 2015 1:59 PM
To: Jan Arntz-Richards
Subject: Nuclear Reactor Building

Please allow me to add my thoughts to the decision making process for the fate of the nuclear reactor building on campus.

I graduated from the UW dental school in 1971. I also spent part of my undergrad years at UW. The education I received did not only come from the classroom and books. The culture and community on the UW campus was bigger than that. I learned real world lessons about other aspects of life than my focused field of endeavor. Appreciation for, and preservation of, history was certainly one of them. I always felt a connection to the nuclear age when I walked by the nuclear reactor building on my way from my dorm at McMahon Hall to the Health Sciences complex. Its unique architecture would attract attention even to somebody who was not a proponent of nuclear energy. **1**

The nuclear age is passing and becoming a part of our history. Nuclear power plants have been mercilessly deconstructed because of fears, justified or not, about possible nuclear accidents. The nuclear reactor building stands out as a classic example of the hopes and aspirations of the nuclear age, much as Denny Hall stands out as exemplifying the hopes and aspirations of the dawning 20th Century. I think because of its age, no one would seriously consider tearing down Denny Hall to make way for new construction. Perhaps the nuclear age is still too close to us. But if we destroy this shining example of the dawning nuclear age, we will have nothing left to show for it. Surely this building merits preservation as much as the older buildings on campus. **2**

Please consider and adopt an alternative that allows the UW nuclear reactor building to remain.

Thank you for considering my comments.

Kenneth G. Johnsen, D.D.S.
UW School of Dentistry Class of 1971

RESPONSE TO DSEIS LETTER 21

Johnsen, Kenneth

1. The comment regarding the University of Washington is noted.

2. The comment regarding the preservation of More Hall Annex is noted.

From: Angie Johnson
To: Jan Arntz-Richards
Subject: More Hall Annex
Date: Friday, October 23, 2015 5:00:52 PM

HI Jan —

Quick email about the annex — I really value it staying ON campus. It's significant: architecturally, historically, culturally.

It needs to be there, it needs to be tourable, and it deserves to be visited.

1

I advocate putting a display up about UW and WWII/post-WWII history. Considering the UW's unique ties to Japan, Hanford, Boeing, and what all has been LOST, architecturally and culturally, leaving this built structure to link with the few surviving others allows a barely century-old city to demonstrate the impacts it has seen and made to its wider society and indeed, world.

I'm a member of the University Friends Meeting, built on the inspiration and very hard work of two founders of the Meeting, both UW faculty. One, Floyd Schmoe, convinced the meeting to build it in the form of a Shinto temple, and it still stands today on the NW edge of the University Bridge — a proposed historic property, itself. (http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricResourcesSurvey/context-university-district.pdf)

This structure is unique: can't say another campus in the state has one — or a space tourable. Considering the great number of engineering and technology employed members of our local populace, I consider this structure an important link connecting out culture: and I would think the many users of the surrounding built structures, of various engineering/computing technologies, could well use a place to think and reflect on the roles of technology on our lives. Allowing this structure to remain and play a role, historically and culturally, speaks well of the university values and the importance of deliberation on technology: even technology that has been considered no longer of interest to formally study. It's an important social question — one that is impacting us right now.

2

Regards -

Angeline Johnson, MPH
former nuclear engineering student USAF-ROTC

RESPONSE TO DSEIS LETTER 22

Johnson, Angie

1. The comment regarding the preservation of More Hall Annex is noted.

2. The comment regarding the historic character of More Hall Annex is noted.

From: Steve Johnson
To: Jan Arntz-Richards; jmortensen@preservewa.org
Subject: Comments on the Draft SEIS for the Computer Science and Engineering Building II
Date: Tuesday, November 17, 2015 2:19:41 PM

Dear Ms. Arntz,

The Nuclear Reactor Building is one of the iconic modern structures in the State of Washington and demolition of this structure should not be an option. If new construction incorporates the existing building the design should respect the Nuclear Reactor Building's historic character
I believe that alternative sites should be more thoroughly examined. 1

Thank you,

Steve Johnson

JOHNSON
ARCHITECTURE
+PLANNING LLC
2124 Third Avenue
Suite 200
Seattle, WA 98121
206-448-7580 x16 (Office)
206-851-2901 (Cell)
206-448-8977 (Fax)

RESPONSE TO DSEIS LETTER 23

Johnson, Steve

1. The comments regarding the preservation of More Hall Annex and the site selection process are noted. Please refer to Response to Letter 2 (Docomomo-WEWA), comment 2, for a discussion on the site selection process for the CSE II Project.

From: Susan Johnson
To: Jan Arntz-Richards
Subject: UW Reactor Building comments
Date: Monday, November 23, 2015 9:52:37 AM

Dear Ms. Arntz,

I'm writing to urge the UW to preserve the Nuclear Reactor Building, an important landmark from the mid-century. Demolition should be taken off the possible action list, and any new construction on the site that incorporates the existing building should respect its historic character and architectural significance. Furthermore, alternative sites should be more thoroughly examined. **1**

Thanks for your attention to this matter,
Susan Johnson
253-219-9599
scjohn75@yahoo.com

RESPONSE TO DSEIS LETTER 24

Johnson, Susan

1. The comments regarding the preservation of More Hall Annex and the site selection process are noted. Please refer to Response to Letter 2 (Docomomo-WEWA), comment 2, for a discussion on the site selection process for the CSE II Project.

Letter 25

From: Stephenie Kramer
To: Jan Arntz-Richards
Subject: Draft SEIS CSE II
Date: Wednesday, November 18, 2015 10:13:45 AM

Dear Ms. Arntz,

This letter is in comment to the UW Draft SEIS for the proposed construction of the new Computer Science and Engineering Building II (CSE II). Demolition of the More Annex (Nuclear Reactor Building) is part of the UW's "preferred alternative" for this project.

The Nuclear Reactor Building is listed on the National Register of Historic Places. Recently other buildings affiliated with the cold war were listed as well, including the B-Reactor at Hanford. In fact, the campus there is now part of a National Park! Although the More Hall Annex was built slightly later, it played a part in this history, and in fact was an effort to make nuclear power less mysterious and more open to the public and students at the UW.

I am writing to implore the UW to consider more potential site alternatives, and to not demolish the More Hall Annex/Nuclear Reactor Building. Demolishing such an important piece of historical architecture is inappropriate for our public institutions, and surely the UW staff, architects, and preservation community have more creativity and ability to find another location for the CSE II.

1

Sincerely,

Stephenie Kramer

RESPONSE TO DSEIS LETTER 25

Kramer, Stephenie

1. The comments are noted that More Hall Annex is listed in the National Register of Historic Places and played a part in the cold war, and that its design was an effort to make nuclear power less mysterious and more open to the public and students at the University.

   The comments are noted that the University not implement Alternative 1, and that it consider more potential site alternatives. Please refer to Section 2.5 (SEIS Elements of the Environment and Alternatives Methodology Summary) for a detailed discussion on the University of Washington's process for identifying sites for the CSE II Project for further analysis in the SEIS. Please also refer to **Chapter 3 Section 3.2** of this Final SEIS for an updated discussion on alternatives considered but not carried forward for analysis.

From: Paula Lindsay
To: Jan Arntz-Richards
Subject: nuclear building
Date: Thursday, October 29, 2015 1:47:34 PM

I would like to advocate for the preservation of the nuclear building
Thanks , Paula Lindsay

1

RESPONSE TO DSEIS LETTER 26

Lindsay, Paula

1. The comment regarding preservation of More Hall Annex is noted.

From: Barbara Manning
To: Jan Arntz-Richards
Subject: More Hall Annex
Date: Monday, October 26, 2015 12:48:25 PM

Hi Jan,

I'm writing in support of the preservation of More Hall Annex. It's surprising that the UW would lay out such a plan. Is this just naivety or a complete disregard for the value of notable architecture. Between this proposition and the proposed animal lab, I question the integrity and wisdom of UW's leaders. 1

Thank you,

Barbara Manning

RESPONSE TO DSEIS LETTER 27

Manning, Barbara

1. The comment regarding preservation of More Hall Annex is noted.

From: Jan Arntz-Richards
To: Schipanski, Rich; Ding, Jeff
Subject: FW: CSE II EIS Comment: Preserve More Hall Annex
Date: Monday, December 21, 2015 12:58:24 PM

-----Original Message-----
From: Rainer Metzger [mailto:rainermetzger@icloud.com]
Sent: Monday, November 23, 2015 4:56 PM
To: Jan Arntz-Richards
Subject: CSE II EIS Comment: Preserve More Hall Annex

Dear Jan,

I am writing in support of preserving UW's historic More Hall Annex in response to the Draft Supplemental Environmental Impact Statement for a new Computer Science and Engineering building. As an institution of higher learning, it is critical to the university's mission that it retain its historic buildings. More Hall Annex is important to the architectural history of Washington State and the nation, and as such it was added to the Washington Heritage Register and the National Register of Historic Places in 2009. It should be preserved in perpetuity for its important contribution to UW's campus history.

1

More Hall Annex was a significant work by architect Wendell Lovett, among others. Wendell Lovett was recognized for lifetime achievement by the American Institute of Architects and he is on the UW College of Built Environments' elite "Roll of Honor" for his contributions to Pacific Northwest architecture (his name inscribed on the frieze inside Architecture Hall's auditorium). Wendell Lovett has inspired many generations of architects through his incredible design work, his furniture, his teaching at UW, and his continuing legacy.

Thus, Alternative 1, the preferred alternative in the DSEIS, should not be considered because it entirely demolishes the historic More Hall Annex. This alternative contradicts the core values and cultural mission of the University. Instead, the other design alternatives that retain More Hall Annex should be given preference. Alternative 3 is the best option because it least disturbs the existing campus fabric, and it is conveniently located just one block away from CSE I. This proximity sufficiently allows the CSE Department to conduct its business.

2

While under no circumstances should the university demolish one of its historic buildings, that should not preclude design explorations of adaptive re-use. It is unfortunate that Alternatives 2.1 and 2.2 do not explore this idea. There are better ways to retain More Hall Annex than to shroud it with a 30-foot buffer and an out-of-scale CSE II building. This serves neither building well. Instead, I encourage your design team to explore integrating More Hall Annex into the new building. "Historic" does not necessarily mean "hands off."

3

The 2008 NRHP nomination for More Hall Annex was done in tandem with a Master of Architecture thesis project to adaptively re-use and expand the building. This would be a better starting point for the CSE II design than the "buffer zones" of Alternatives 2.1 and 2.1. There are amany precedents for adaptive re-use and expansion of local historic buildings. The Northeast Brach Library by UW Department of Archtiecture chair David Miller's firm is one. The Douglas Truth Library by Schacht Aslani is another.

Thank you for opportunity to comment on this project.

Best,
Rainer Metzger
UW '00 & '08

RESPONSE TO DSEIS LETTER 28

Metzger, Rainer

1. The comment regarding the preservation of More Hall Annex is noted.

2. The comment regarding the preservation of More Hall Annex and support of Alternative 3 is noted.

3. As indicated in **Chapter 2** (page 2-16) and **Chapter 3 Section 3.2** of this Final SEIS, incorporation of the More Hall Annex into the CSE II Building and adaptive re-use of the More Hall Annex were explored by the design team, and it was determined that full incorporation of More Hall Annex into the CSE II Building would not feasibly meet the project objectives.

From: Jan Arntz-Richards
To: Schipanski, Rich; Ding, Jeff
Subject: FW: Comments on More Hall Annex SEIS
Date: Monday, December 21, 2015 12:20:33 PM

-----Original Message-----
From: Jeffrey Murdock [mailto:murdock_jeffrey@yahoo.com]
Sent: Monday, November 23, 2015 2:01 PM
To: Jan Arntz-Richards
Subject: Comments on More Hall Annex SEIS

Dear Ms. Arntz:

I am an alumnus of the University of Washington Master of Architecture program and am currently a graduate student in Architectural History and Theory at the University of Washington. I also have worked professionally and volunteered in the historic preservation community throughout the State of Washington. I wish to comment on the proposed demolition of the National Register listed More Hall Annex ("Nuclear Reactor") Building to support construction of a new Computer Science and Engineering Building. The Nuclear Reactor building is a significant structure because it uniquely embodies a specific era (the "nuclear age"); it is a great example of a specific architectural style and period ("beton brut" or brutalist style popular in the 1960's and increasingly appreciated by modernist historians) and is an important work by designers significant to the University of Washington, the City of Seattle and the State of Washington. The university is a custodian of the cultural resources on its public property and I am alarmed at the seeming ease with which the university repeatedly acts to destroy its historic fabric. **1**

As a public teaching institution, the university must act to set an example in the state by integrating historic assets into its master plan, rather than continuing its current track of demolishing cultural resources to meet its expansion goals. Recent demolition of significant historic student housing and apartments in the West Campus area as well as Benjamin McAdoo's Ethnic Cultural Center indicates an institution not seriously engaged in the preservation of its publically owned cultural resources. This is a contradiction to the ideas about sustainability and historic preservation being taught in our own College of Built Environments.

Further, the university attempts to portray itself as an institution committed to environmental sustainability. While its massive paper towel-composting endeavor is admirable, in reality the environmental degradation caused by the destruction of the built environment it occupies represents the greatest act of environmental degradation.. The most sustainable building is one that is already built; by maintaining its embodied carbon footprint and reducing the load on landfills and resources required to demolish and rebuild, the adaptive reuse of an existing building should be the university's initial response to building needs. **2**

The More Annex Building (Nuclear Reactor Building) is an extremely pure and easily adaptable example of its style. Further, the materials used in its construction (primarily cast concrete) are extremely high in embodied energy and its demolition would represent an act of extreme environmental irresponsibility. It is my hope that the University of Washington begins to take seriously its role as a teaching institution and provides a living example of good environmental and historic preservation stewardship to its students. The best way to do this is to find an alternate location for the new building that will not negatively impact our significant historic resources. Thank you for the opportunity to comment on this matter. **3**

Sincerely,

Jeffrey S. Murdock

RESPONSE TO DSEIS LETTER 29

Murdock, Jeffrey

1. The comment regarding the historic character of More Hall Annex is noted.

2. The comments are noted regarding environmental sustainability and environmental degradation associated with demolition of the More Hall Annex under Alternative 1. Chapter 3.4 of the Draft SEIS addresses construction activities under Alternative 1, including demolition of More Hall Annex and associated air quality emissions and GHG emissions that could occur during the construction process and operation of the CSE II Building.

3. The comment supporting the preservation of More Hall Annex is noted.

From: Lori Nicol
To: Jan Arntz-Richards
Subject: Comments on the Draft SEIS for the Computer Science and Engineering Building II
Date: Monday, November 23, 2015 9:01:26 AM

Hello, I am a U of W grad, and would like to add my support to saving the historically significant Nuclear Reactor Building. 1

- Demolition of the Nuclear Reactor Building should not be an option
- Any construction on the site that incorporates the existing building should respect its historic character and architectural significance 2
- Alternative sites should be more thoroughly examined. 3

Lori Nicol

RESPONSE TO DSEIS LETTER 30

Nicol, Lori

1. The comment regarding support for saving the More Hall Annex is noted.

2. The comment regarding opposition to the demolition of More Hall Annex is noted.

3. The comment regarding alternative sites is noted. Please refer to Response to Letter 2 (Docomomo-WEWA), comment 2, for a discussion on alternative sites considered.

From: Jan Arntz-Richards
To: Schipanski, Rich; Ding, Jeff
Subject: FW: Comments on (DEIS) for UW Computer Science and Engineering II Project
Date: Monday, December 21, 2015 1:00:28 PM

From: Seehuge@aol.com [mailto:Seehuge@aol.com]
Sent: Tuesday, November 03, 2015 1:13 PM
To: Jan Arntz-Richards
Subject: Comments on (DEIS) for UW Computer Science and Engineering II Project

Jan Arntz, SEPA Responsible Official

I am writing you to submit comments on the Draft Supplemental Environmental Impact Statement (DEIS) for the University of Washington Computer Science and Engineering II project dated October 25, 2015.

I was a graduate student in the Nuclear Engineering Department during the late 1960s and received both MS and PhD degrees in Nuc. E. My main interest is to assure that the CSE project includes some portion of the old reactor building (More Hall Annex) within the new building. The exact nature of the incorporation isn't that important to me because in reality, the purpose is partially symbolic. However, it does convey important messages as will be shown by the proposed additional texts below. Thus, I am in favor of Alternative 2, which would allow for the More Hall incorporation, but I do not have a strong opinion as to whether Scenario 2.1 or 2.2 is preferable. If one of these scenarios is preferable based on other factors, that would be fine with me. **1**

I would like to see the DEIS include are two specific items. First, there is a definite, but largely unappreciated connection between the nuclear research that went on in More Hall and its impact on computer engineering. Nuclear effects impacted the very earliest computers, as will be explained below. **2**

Secondly, the description of the work that went on in the More Hall Annex, and in the Nuclear Engineering Department in general, should be expanded. While it is true that the More Hall Annex has been listed in the National Register of Historic Places (NHRP), what I believe is missing is a way to convey an idea of the kind of work that went on when the graduate students used the reactor. **3**

For about 30 years the UW had a functioning nuclear engineering department and an operating experimental nuclear reactor. Approximately 250-300 graduate students were trained in that building and used that reactor in their studies.

These grad students produced about 440 MS and Ph.D. theses over that 30 year period, and went on to work in the nuclear industry throughout the country, and sometimes in other industries as well. It is thus appropriate to commemorate all of the engineering work that was conducted by those graduate students in the Nuclear Engineering department while it was functioning. After all, the department itself was dissolved in 1992 so if the reactor building, More Hall Annex, were also to be totally removed, there would be no physical evidence remaining that the department existed, and trained these graduate students.

3 cont.

It is also important to note that of the 440 theses produced (titles obtained through a filtering of the on-line UW Libraries system), more than 10% of them involved use of the nuclear reactor. Some of the thesis projects involved making measurements within the reactor to more fully characterize the radiation fields while at power.

Other projects involved the use of neutron activation analysis, NAA, to measure low concentrations of elements and materials in samples. Oftentimes the NAA was applied to biological systems to help patients [e.g., 1) Application of neutron activation analysis to cystic fibrosis detection, 2) Neutron activation analysis for cystic fibrosis screening-systematics and washing effects, 3) Application of neutron activation analysis to detection of trace elements in tissues of cystic fibrosis patients and controls, 4) Determination of trace elements in human abortuses by neutron activation analysis]. Thus, some of the NAA projects were of direct benefit to public health issues. Looking at the More Hall Annex from the outside, it is impossible to appreciate some of the benefits to the public that were derived through use of the reactor for NAA applications.

Thus, I believe that it would be appropriate to make changes to the DEIS in two areas. The first is the connection between the nuclear research that went on

4

in More Hall and its impact on computer hardware. This connection is not at all understood by the public at large, nor by many in the engineering community, but it is real and it provides a theme connecting the two engineering disciplines of nuclear and computer engineering. This could be done by including the following four paragraphs on p. 2-33, right after the first paragraph of the Overview section of Alternative 2:

> It is very appropriate to incorporate part of the reactor building into the new Computer Science and Engineering building because there is a strong but largely unappreciated connection between the two engineering fields. When the early computers switched from core memory to semiconductor memory during the early 1970s, this opened up the potential for nuclear interactions within the integrated circuits (ICs) of the computers to cause malfunctions in the memory and microprocessors, of these computers.
>
> This was originally noticed in the first Cray computer, installed at the Los Alamos National Laboratory in 1976, when many bit flips in the memory were observed (E. Normand et al, , "First Record of Single-Event Upset on Ground, Cray-1 Computer at Los Alamos in 1976," IEEE Trans. Nucl. Sci, 2010). This was followed by the occurrence of an excessive number of interruptions in the IBM computers operating in high elevation (e.g., Rocky Mountain) cities during the early 1980s (J. Ziegler et al, "IBM Experiments in Soft Fails in Computer Electronics (1979-84", IBM J. Res. Develop., 1996).
>
> In both cases, it was the atmospheric neutrons, produced by the cosmic rays that caused the malfunctions (bits flipping due to the extra charge deposited from the neutron interactions in the silicon of the ICs). The flux of atmospheric neutrons increases with altitude, and so it is about 10 times higher at mile elevations compared to sea level.
>
> Once the source of the problem was understood, a variety of techniques were developed to get around the issue, including software, e.g., error correcting code, hardware, e.g., selection of more immune ICs based on simulated testing with neutron beams, and redundancy, e.g., use of several computers performing the same function in parallel and

4 cont.

comparing results. Thus, while such single event effect errors still occur in computers today, as a result of the continuing active research carried out by such companies as IBM, Intel and Cisco Systems to understand the nuclear effects on their computer designs, the computers have been designed to mitigate the nuclear impacts at the system level.

4 cont.

Secondly, the description of the work that went on in the More Hall Annex, and in the Nuclear Engineering Department in general, should be expanded to indicate the scope of the activity and to highlight some key applications of the reactor. Right now this is very briefly described on page 9 of the More Hall Annex, Historic Resources Addendum. By using the UW Library online system and appropriately filtering it, I found approximately 449 MS and Ph.D. theses title produced by UW students from 1957 through the present (432 theses through 1993). Further, the earlier theses were not under the auspices of the Nuclear Engineering Department, which only came into existence in 1965 (40 theses were produced between 1957 and 1964).

5

I would like to submit the three additional paragraphs below which elaborate on the work that was done. However, my numbers are based on the list of theses that I found at the present time by filtering the online UW Library catalog which differs significantly from the "300 graduate nuclear engineering degrees" listed on page 9.

Thus, I am in something of a quandary. I will suggest deleting the last line on p. 9 More Hall Annex, Historic Resources Addendum "Between its inception…300 graduate nuclear engineering degrees". I would replace it on p. 9 More Hall Annex, Historic Resources Addendum with the following three paragraphs.

6

For about 30 years the UW had a functioning nuclear engineering department and an operating experimental nuclear reactor, and approximately 250-300 graduate students were trained in that building and used that reactor in their studies. These grad students produced about 430 MS and Ph.D. theses over that 30 year period (through 1993), and went on to work in the nuclear industry throughout the country, and sometimes in other industries as well. It is thus appropriate to

commemorate all of the engineering work that was conducted by those graduate students in the Nuclear Engineering department while it was functioning.

It is also important to note that of the 430 theses produced, more than 10% of them involved use of the nuclear reactor. Some of the thesis projects involved making measurements within the reactor to more fully characterize the radiation fields and other parameters.

6 cont.

Other theses projects involved the use of the reactor for neutron activation analysis, NAA, a technique for measuring low concentrations of elements in various material samples. Oftentimes the NAA was applied to biological systems to help patients [e.g., 1) Application of neutron activation analysis to cystic fibrosis detection, 2) Neutron activation analysis for cystic fibrosis screening-systematics and washing effects, 3) Application of neutron activation analysis to detection of trace elements in tissues of cystic fibrosis patients and controls, 4) Determination of trace elements in human abortuses by neutron activation analysis]. Thus, some of the NAA projects were of direct benefit to public health issues.

Thank you,

Dr. Eugene Normand, Seattle, WA
Email: seehuge@aol.com

RESPONSE TO DSEIS LETTER 31

Normand, Eugene

1. The comment supporting the preservation of More Hall Annex and incorporation into the CSE II Building is noted.

2. The comment regarding the connection between nuclear research and computer engineering is noted.

3. The comment regarding the activities and research of the former Nuclear Engineering Department in the More Hall Annex are noted. Draft SEIS Section 3.2 (Historic Resources) and Draft SEIS Appendix B (Historic Resources Addendum) include a discussion on the More Hall Annex and the former Nuclear Engineering Department that was housed within the Annex. Draft SEIS Section 3.2 and **Chapter 1** of this Final SEIS also include possible mitigation measures under Alternatives 1 and 2 that would incorporate interpretation of the University's former Nuclear Engineering Department into the program of the CSE II Project.

4. Please refer to the response to Comment 3 of this letter.

5. Please refer to the response to Comment 3 of this letter.

6. Please refer to the response to Comment 3 of this letter.

From:	Jan Arntz-Richards
To:	Schipanski, Rich; Ding, Jeff
Subject:	FW: Public Comment: Draft SEIS for proposed new Computer Science & Engineering Building (CSE II) project
Date:	Monday, December 21, 2015 12:44:27 PM

From: Leanne Olson [mailto:lmo1524@nwlink.com]
Sent: Tuesday, November 10, 2015 4:42 PM
To: Jan Arntz-Richards
Subject: Public Comment: Draft SEIS for proposed new Computer Science & Engineering Building (CSE II) project

Dear Ms. Arntz,

As a UW alumna and active member of Seattle's historic preservation community, I previously wrote to encourage retention of the Nuclear Reactor Building. This structure conveys an important period in the evolution of U.S. energy production and demonstrates the commendable teamwork of a group of significant Northwest design professionals. The University has long espoused a tradition of building on its past as a means to ensure a successful future. The Nuclear Reactor Building should be preserved and appropriately incorporated into the CSE development. However, the proposed integration of the historic building into the new must be carefully designed. I urge the University to draw on the historic preservation sources in its own College of Built Environments to develop better alternatives than those which are now being proposed.

1

Sincerely,
Leanne Olson (B.A., Business Administration, 1975)
Queen Anne Historical Society
Seattle, WA

RESPONSE TO DSEIS LETTER 32

Olson, Leanne

1. The comment supporting the preservation of More Hall Annex is noted. As indicated in **Chapter 2** (page 2-16) and **Chapter 3 Section 3.2** of this Final SEIS, incorporation/integration of the More Hall Annex into the new CSE II Building and adaptive reuse of the More Hall Annex were explored by the design team and it was determined that full incorporation of More Hall Annex into the CSE II Building and adaptive reuse of More Hall Annex would not feasibly meet the project objectives.

UNIVERSITY OF WASHINGTON
SEATTLE, WA 98195

Department of Architecture
College of Built Environments

23 November 2015

Jan Arntz, SEPA Responsible Official
Environmental/Land Use Compliance Officer
University of Washington Capital Projects Office
Box 352205
Seattle, WA 98195

Dear Jan:

With this brief letter I transmit my comments with regard to the Draft Supplemental Environmental Impact Statement for the CSE Phase II project.

Please contact me with any questions.

Sincerely,

Jeffrey Karl Ochsner, Professor

208 Gould Hall / Telephone: (206) 685-8454 / FAX: (206) 616-4992 / e-mail: jochsner@uw.edu

23 November 2015

To: Jan Arntz, SEPA Responsible Official
Environmental/Land Use Compliance Officer
University of Washington Capital Projects Office
Box 352205
Seattle, WA 98195
jarntz@uw.edu

From: Jeffrey Karl Ochsner
Professor
Department of Architecture
University of Washington

Re: Computer Science and Engineering II Project:
Draft Supplemental Environmental Impact Statement
October 2015

Overall

The purpose of a Draft Environmental Impact Statement (DEIS) or a Draft Supplemental Environmental Impact Statement (DSEIS) is to provide a fair comparison between alternatives in order to allow the best alternative to emerge by comparing the environmental impacts of each alternative to be considered in an equivalent fashion. Theoretically, from a fair comparison, one alternative will be demonstrated to be preferable--that is, its environmental impacts will be found to be less severe than the impacts of other alternatives considered.

Considering the document *Computer Science and Engineering II Project: Draft Supplemental Environmental Impact Statement October 2015*, it is apparent that the minimum threshold conditions for a fair comparison to be made have not been met. This document (hereinafter CSEII-DSEIS) fails in three regards. First, the impacts of several alternatives on existing campus open space identified as part of the current campus Master Plan (2003) are not correctly assessed--that is, the approved campus Master Plan identifies significant open space and views at Site 16c that are obliterated by alternatives under consideration in this DSEIS. Second, certain significant existing environmentally problematic conditions related to a buried oil tank on Site 16c have not been assessed. Third, the significance of the Nuclear Reactor Building (More Hall Annex) is underplayed by the CSEII-DSEIS. Finally, the preferred alternative has been developed to a much greater level of detail than any other alternative--the differences are so significant as to preclude a fair consideration of comparative environmental impacts. **1**

1. Campus Open Space and Views

The approved Campus Master Plan dating from 2003 is an important document that guides the development of the campus. This document has been the subject of significant processes of review and approval by both the City of Seattle and the State of Washington. Development on the campus is supposed to follow the guidelines of the 2003 plan.

On page 54, the approved 2003 Master Plan discusses Open Space: Current Open Space. The text of the first paragraph reads in part: " In large part, the character of a campus is determined through its open spaces. The series of gathering places, walkways, wooded areas, and vistas create a fabric that ties together University buildings…." Later on the same page the text of paragraph 5 begins, "The illustration on the facing page shows current open space on campus." (The illustration referred to is Figure IV-16 on page 55.) This paragraph next includes a list of the major open spaces. This paragraph ends with this sentence: "Other existing open spaces include connections, athletic fields, and smaller courtyards; *these are all important to the campus*." Thus, this paragraph clearly indicates that all open spaces identified on the plan in Figure IV-16 are "important to the campus." **2**

Figure IV-16 on page 55 of the approved 2003 Master Plan specifically identifies existing open space both to the northwest and to the southeast of the More Hall Annex (Nuclear Reactor Building). As shown, this "important" open space is much wider that the pedestrian route that runs through the space from northwest to southeast known as "Snohomish Lane."

On page 58, the approved 2003 Master Plan discusses Views. The first paragraph of the text reads, "The accompanying plan shows significant vistas and viewpoints within, around, and into the campus. The views out to the mountains and the water make the University of Washington campus unique, and were found in the Visioning Study to be major sources of inspiration for the campus community. Significant views and vistas look to Lake Washington, the Cascades, and the wetlands/grasslands of the East Campus. The Master Plan looks for opportunities to enhance views and vistas throughout the campus." [emphasis added] **3**

The "accompanying plan" referred to in the text on page 58 is Figure IV-20 on page 59 of the approved 2003 Master Plan which shows the important views that are to be protected and or enhanced. A view from Stevens Way toward the east-southeast is shown--the "view cone" shown is approximately 60 degrees in width and takes in the full open space between More Hall and the Mechanical Engineering Building.

Figure IV-49 on page 83 of the approved Master Plan shows that Site 16c is a potential site for development. However, this plan specifically identifies the allowed construction on this site as "Underground Building." Presumably, the reasons why the approved 2003 Master Plan identifies allowed construction on this site as "Underground" is because the Master Plan previously identified the open space as important and showed the full width of view from Stevens Way through the space between More Hall and the Mechanical Engineering Building as worth protecting and enhancing. **4**

The CSEII-DSEIS completely ignores these aspects of the approved 2003 Master Plan.

First, none of the alternatives proposed for Site 16c is an underground building, which is the only type of new construction allowed in Site 16c according to the approved 2003 Master Plan. Nowhere is this fact addressed in the CSEII-DSEIS. **5**

Second, the impacts of the alternatives proposed for Site 16c on the protected open space and the protected view identified in the 2003 Master Plan are barely mentioned, and where they are mentioned they are completely downplayed. **6**

For example, in the "Impact Summary Matrix," the Visual Impacts listed for alternatives on this site (page 1-6) assert the building "would be visually compatible" with adjacent buildings, but the character of the open space and the broad significance of the view as identified in the 2003 Master Plan is omitted. Reference is made to the continuing "line of sight of Snohomish Lane," but this is not what the 2003 Master Plan identified as important (in fact, the line of sight on Snohomish Lane was not mentioned because the whole open space and broad view was identified as deserving of protection and enhancement). **7**

Similarly, in the "Summary Matrix," under impacts to historical buildings and spaces (page 1-8), only Snohomish Lane is mentioned. Although the open space bounded by More Hall and the Mechanical Engineering Building has existed since More Hall was constructed in the mid-1940s and was altered only with the addition of the More Hall Annex (Nuclear Reactor Building) in the late 1950s, making the space more than 50 years old in its present form, this open space is not addressed. **8**

Under "Summary of Mitigation Measures and Significant Unavoidable Adverse Impacts," the impacts on the open space and views are barely mentioned. The fact that the open space and the view were identified as protected in the approved 2003 Master Plan is not mentioned. **9**

The same is true in Section 3.1 Aesthetics/Light and Glare, Sub-section 3.1.1 Visual Character; this text describes the views inside the site, but fails to even mention the fact **10**

that the approved 2003 Master Plan identified this as an important open space and the views were considered worth protecting; now the only mention of the view away from the site is downplayed with the claim that it is blocked by deciduous trees part of the year. (Apparently these trees were not considered significant in 2003.) Subsequent sections are similar--the fact that the open space and views were identified as important and worth protecting and enhancing under the approved 2003 Master Plan is simply omitted.

10 cont.

2. Environmentally Hazardous Conditions

On page 2-9, the DSEIS describes a buried oil tank on site 16c:

> An approximately 100-foot diameter oil tank is buried below Jefferson Road (immediately southwest of the University Power Plant) and is located along the northern edge of the site. The tank provides backup heating oil for the University power plant and fuel for the emergency generators. An access hatch for the tank is located approximately within the center of Jefferson Road and overhead crane access to the hatch must be maintained for potential future removal and periodic maintenance of the tank. An associated oil containment tank is located to the south of the main oil tank and a large spill containment zone is provided on top of the 100-foot diameter oil tank as required by existing codes. The existing oil tank is considered essential to campus operations and there is no feasible way to relocate the tank.

11

This tank is not clearly shown on the graphics included in the DEIS. (The site survey drawing [Figure 2-2] should include this tank, but I was unable to find it in a digital enlargement.)

It is my understanding that this tank may date from 1971, making it nearly 45 years old. There is no clear description of the actual materials of the tank, its condition, the depth at which it is buried, or whether the tank is designed to current seismic standards. No information is provided about how often this tank is inspected. No information is provided about how this tank may hold up in an earthquake. No information is provided about the expected life of this tank.

On page 2-31, the DSEIS states that that the building proposed in Alternative 1 (the preferred alternative) will be built over the tank:

> An existing 100-foot diameter oil tank is buried below Jefferson Road and is located along the northern edge of the site. The existing oil tank is considered essential to campus operations and access to the tank would be maintained throughout construction and operation of the CSE II Building. An access hatch for the tank is located approximately within the center of Jefferson Road and overhead crane access to the hatch must be maintained for periodic removal and maintenance of the tank. Under Alternative 1, the CSE II Building would span the southern edge of the tank and structural columns and foundations would be placed to avoid the oil tank and allow the building to span the tank to maintain required access to the tank hatch.

12

It is surprising that the University proposes to build a new building, to be inhabited by students and faculty, over a buried oil tank. No information is provided about the condition of the tank, its likely longevity, or whether it may, at some time develop leaks that may release fumes under the building that could become a hazard and/or could affect those inside. Leaking underground oil tanks are a significant hazard in Washington State--so much so that the State Department of Ecology has a program just to deal with the problem. **12 cont.**

The DSEIS presents the construction of the new building over the existing tank as if this does not present any problems. The DSEIS simply says the new buildings will "bridge" over the tank. The new building foundations will be outside the tank. No information is presented about the possible differential movement of the tank and the building in an earthquake. No information is presented about how the tank would be repaired if it developed cracks or leaks under the new building.

Given the problems that bridging over the underground tank will likely cause during construction (nowhere does the report reveal its structural strength or stability), one would expect that the DSEIS would address these construction issues. After all these issues are present on Site 16c, *but not on other sites*. However, in the list of Construction Impacts (pages 1-19 to 1-21), there is no mention of possible damage to the tank during construction of the alternatives on Site 16c. Nor is there any mention of possible greenhouse gas emissions if the tank is damaged and develops leaks. Similarly, under vibration impacts there is no mention of the possibility that vibration impacts during construction could damage to this tank--possible cracks or leaks are never addressed. Although it is possible that the buried tank will present significant problems during construction, no mention of these issues is made in the DSEIS. **13**

The history of underground oil tanks suggests they are prone to developing problems as they age. Therefore, it is not surprising that in the 2003 Master Plan, the site delineated as Site 16c shows a considerably smaller footprint that that proposed for the new CSE Building. Not surprisingly, not only did the 2003 Master Plan propose an underground building, it delineated Site 16c as outside the existing underground oil tank. The Master Plan never contemplated that the University would actually propose to build a new building over an underground oil tank.

3. National Register Building

The preferred alternative proposes the demolition of a building listed on the National Register, the Nuclear Reactor Building (now called More Hall Annex). Although information is provided about the building and its history, this information fails to convey **14**

the unusual significance of the building. First, very few University of Washington buildings are even listed on the National Register, so the significance of this listing is much greater than one would understand from the way it is presented in the DSEIS. Second, when the building was completed it was published nationally and internationally in *Architecture West* (December 1962), *Arts and Architecture* (January 1963), *Architectural Record* (September 1963) and *L'Architecture d'Aujourdhui* (September 1965). Few if any buildings at UW have had an equivalent level of publication.

14 cont.

Others will likely comment on the significance of the Nuclear Reactor Building. I only wish to add that it was the result of a unique collaboration among UW faculty and graduates (Wendell Lovett, Dan Streissguth, Gene Zema, Spencer Mosely, and others). Few UW buildings have this connection to both graduates and faculty.

4. Missing Alternatives

The DSEIS focuses primarily on Site 16c. Yet, although the approved 2003 Master Plan called for an underground building at this site, the DSEIS includes no completely underground, or primarily underground, building as an alternative. The proposed building is described as four stories, one a partial basement (below grade at Stevens Way, but receiving daylight at the east end of the building). To conform to the 2003 approved Master Plan, a solution that is below ground, or primarily below ground, should have been included. The UW has significant experience with below-grade construction. A below-grade alternative, or an alternative with more floors below grade than any of the alternatives shown, could have addressed many of the adverse impacts of all the alternatives shown at Site 16c.

15

5. Conclusion

The Preferred Alternative in the DSEIS and two other alternatives are located on Site 16c. Although not stated, Site 16c has significant flaws: 1) the alternatives on Site 16c all violate the approved 2003 Master Plan by building in a recognized open space and blocking a recognized view; 2) the alternatives on Site 16c all include construction over an underground oil tank (and the attendant problems are not addressed); 3) the Preferred Alternative destroys the Nuclear Reactor Building, a recognized National Register structure of distinguished design; and 4) none of the alternatives shown on Site 16c minimize the impacts on the Nuclear Reactor Building.

16

Given these flaws, it is apparent that Site 16c is not an appropriate site for construction of a new building of the size of the Computer Science and Engineering II Project.

RESPONSE TO DSEIS LETTER 33

Ochsner, Jeffery Karl

1. The comments regarding the scope of the SEIS and level of analysis are noted.

   For responses to comments related to campus open space please refer to response to comment 2 of this letter. For further information related to the existing oil tank please refer to **Chapter 3 Section 3.1** of this Final SEIS for an expanded discussion on the oil tank on Site 16C.

   Regarding the amount of detail provided for each of the SEIS alternatives, SEPA Rules (WAC 197-11-440) indicate that "*the amount of space devoted to each alternative may vary. One alternative (including the proposed action) may be used as a benchmark for comparing alternatives.*" The Draft SEIS contains a level of analysis sufficient to provide a comparison among alternatives.

2. Please note the following regarding impacts to open space and University of Washington Campus Master Plan provisions related to open space:

   a. Impacts to open space are outside the scope of the Draft SEIS. The University of Washington issued a Determination of Significance and Request for Comments on the Scope of the SEIS on February 26, 2015, which preliminarily identified the following elements of the environment for analysis in the SEIS: traffic (construction, operation, pedestrian and bicycle), construction, and historic preservation. Comments on the SEIS scope were accepted until March 18, 2015 and no comments were received during the scoping period that warranted expanding the scope of the SEIS analysis; however, subsequent to the issuance of the Determination of Significance, the University determined that an aesthetics/light and glare analysis would also be included in the SEIS.

   b. The comment misinterprets the purpose and effect of the cited CMP provisions regarding open space. Figure IV-16 (CMP p. 55) identifies every open space on campus, but that identification does not imply that each open space must be preserved.

      i. Many of the open spaces included in Figure IV-16 are also designated development sites, including 16C, 14C, 25C, 26C, 66E, 63E, 57E, and many others.

      ii. Identification as current open space in the CMP carries no regulatory effect and does not preclude development.

      iii. While all existing open spaces on campus are important, only those open spaces identified on pp. 30-32 as "Unique and Significant Landscapes"

must be preserved. The open spaces associated with Development Site 16C, like those associated with Site 14C, are not Unique or Significant Landscapes.

3. Please note the following regarding views and scenic vistas:

   a. Impacts to views and scenic vistas are outside the scope of the Draft SEIS. The University of Washington issued a Determination of Significance and Request for Comments on the Scope of the SEIS on February 26, 2015, which preliminarily identified the following elements of the environment for analysis in the SEIS: traffic (construction, operation, pedestrian and bicycle), construction, and historic preservation. Comments on the SEIS scope were accepted until March 18, 2015 and no comments were received during the scoping period that warranted expanding the scope of the SEIS analysis; however, subsequent to the issuance of the Determination of Significance, the University determined that an aesthetics/light and glare analysis would also be included in the SEIS.

   b. The comment misinterprets the purpose and effect of the cited CMP provisions regarding views and scenic vistas. Figure IV-20 (CMP p. 59) identifies all viewpoints on campus, but does not mandate preservation of each one.
      i. Only those "primary views and vistas" identified in the CMP are protected. CMP at 58. These include only Campus Pkwy, Rainier Vista, Portage Bay Vista, and the Burke Gilman Trail. *Id.*

      ii. The icons included in Figure IV-20 on p. 59 CMP identify locations of viewpoints and direction of relevant views only. Contrary to the commenter's suggestion, the shape of the viewpoint icon—what the commenter calls the "view cone"—bears no relation to the width of the viewshed. The same icon was used to identify every viewpoint on campus, and the use of this icon does not mean that every view on campus is exactly the same width.

      iii. While the comment correctly reports that Figure IV-20 identifies the intersection of Snohomish Lane and Stevens Way looking approximately east, this vantage point is not on the list of protected "primary views and vistas." The identified view is from the west end of Snohomish Lane, looking east-southeast down Snohomish Lane toward the lake and the Cascade mountains. Neither the view of More Hall Annex, nor the view through over the Annex, is identified in the CMP.

4. The 2003 CMP does not prescribe building types or design; rather, it identifies development sites, development standards, and allowable square footage, while leaving design details for the project stage. Development Site 16C has a height limit of 65' (CMP at 132) and is identified as a site for a 5-story building of approximately 100,000 square feet (CMP Table IV-4 at p. 86). Although the CMP does mention the

possibility of an underground building at Site 16C (*see, e.g.*, "Illustrative New Development" on p. 83), nothing in the CMP prohibits above-ground construction at 16C.

Please also refer to **Chapter 3 Section 3.2** of this Final SEIS for an expanded discussion on alternatives considered but not carried forward, including development of an underground building on Site 16C.

5. See response to comment 4 of this letter. The Preferred Alternative complies with CMP Design Standards, and the possibility of a 5-story building is noted in Table IV-4 on p. 86 of the CMP.

6. See responses to comment 2 and 3 of this letter. Development Site 16C contains no protected open spaces or viewsheds. The Draft SEIS examines impacts to the views down Snohomish Lane to the lake and mountains beyond.

7. See response to comment 3 of this letter. The only viewpoint identified in the CMP is the intersection of Snohomish Lane and Stevens Way, looking down Snohomish Lane, and the CMP does not mandate protection of even that viewpoint. The Draft SEIS includes discussion and analysis of Site 16C conditions under Alternatives 1 and 2.

8. The comment is noted. Impacts to open space are outside the scope of the SEIS. While the loss of the open space between More Hall and the Mechanical Engineering Building is depicted visually in the site plans showing the various alternatives, it is not expressly discussed. The historically significant open spaces on campus are listed as "Unique and Significant Landscapes" in the CMP, and as discussed above, that list does not include the open space at Development Site 16C. As the commenter notes, the most important element of the Site 16C open space – Snohomish Lane – is discussed in the summary of historic resources, page 1-8.

9. See responses to comments 2 and 3 of this letter. Site 16C contains no protected open spaces or views; 16C contains no "Unique and Significant Landscapes" or "primary views and vistas" identified in the CMP for protection. The loss of the open space identified in Figure IV-16 of the CMP is not a significant impact, and impacts to open space are not within the scope of the SEIS.

10. See responses to comment 2 and 3 of this letter.

11. Comment noted. Potential impacts related to the existing oil tank, including potential for environmental contamination and the tank's seismic/structural stability, are outside the scope of the DEIS. The University of Washington issued a Determination of Significance and Request for Comments on the Scope of the SEIS on February 26, 2015, which preliminarily identified the following elements of the environment for analysis in the SEIS: traffic (construction, operation, pedestrian and bicycle), construction, and historic preservation. Comments on the SEIS scope were accepted until March 18, 2015 and no comments were received during the scoping period that warranted

expanding the scope of the SEIS analysis; however, subsequent to the issuance of the Determination of Significance, the University determined that an aesthetics/light and glare analysis would also be included in the SEIS. The Responsible Official did not identify the existence of the oil tank as creating a probable, significant, adverse, environmental impact; however, discussion on the oil tank was provided on pages 2-9, 2-31, 2-46 and 3.4-2 of the Draft SEIS.

Please also refer to **Chapter 3 Section 3.1** of this Final SEIS for additional discussion provided in the Final SEIS of the oil tank.

12. Please see Response to comment 11 of this letter and **Chapter 3 Section 3.1** of this Final SEIS for discussion provided in the Final SEIS of the oil tank.

13. Please see Response to Comment 11 of this letter and **Chapter 3 Section 3.1** of this Final SEIS for discussion of the oil tank. The effects of the oil tank's existence on project construction are primarily economic considerations, not environmental.

Please also note that the University of Washington inspects the oil tank on a monthly basis and periodically drains and conducts periodic maintenance by entering the vault via the corridor between the outer enclosure and the inner tank.

14. Comment noted. Impacts to historic resources were identified in the scoping of the Draft SEIS, and the discussion of the historical significance of the More Hall Annex is robust. The Draft SEIS identifies demolition or removal of More Hall Annex from the site as an adverse impact.

Regarding other listed buildings on the University of Washington campus, eight other buildings and one group of objects on the University of Washington's main campus are listed in the National Register of Historic Places including: the Observatory, Denny Hall, Parrington Hall, Bagley Hall, Lewis Hall, Clark Hall, the Shell House, the Faculty Center, and the University of Washington Columns. Other campus buildings from the 1940s through the 1970s, also were published in national architectural journals including the Glen Hughes Penthouse Theater (1940, Carl Gould w/John Asby Conway and Glen Hughes), the Faculty Club (1960, Paul Hayden Kirk and Victor Steinbrueck), Terry-Lander Halls (1953, 1957; Young Richardson Carlteton & Detlie), Winkenwerder Forest Science Laboratory (1963, Grant Copeland and Chervenak & Associates), and Condon Hall (1973, Mitchell/Giurgola, Copland,Vauhan & Norfords), among others.

The comment that the design of the building was a unique collaboration among University faculty and graduates is noted. Please note that the design of Gould Hall, also on the University's main campus, also involved two significant members of the collaborative team (The Architect Artist Group, or TAAG) that designed the More Hall Annex, Professor Daniel Streissguth, as well as alumni Gene Zema. Dale Benedict, and Professors Grant Hildebrand and Claus Seligmann were also associated with the design team, along with structural engineers Einar Svensson and Professor Robert Albrecht. Other buildings on the main campus were also designed by faculty or alumni.

15. Comment noted. The State Environmental Policy Act (SEPA) permits interpolation between alternatives, which means the Board of Regents may select an alternative that produces impacts intermediate between alternatives studied in the environmental documents. Although impacts to views and open space are outside of the scope of the DSEIS, such impacts resulting from a structure located below grade or partially below grade are between those expected to result from an above-grade alternative and those that would result from selection of the no-action alternative.

    Please refer to Chapter 3 of this Final SEIS for an expanded discussion on Alternatives Considered but Not Carried Forward, including a primarily underground structure.

16. Comment noted.

PO Box 2899
Salem, OR 97308
November 23, 2015

SENT VIA EMAIL NOVEMBER 23, 2015

Ms. Jan Arntz
SEPA Responsible Official
Environmental/Land Use Compliance Officer
Capital Projects Office
Box 352205
Seattle, WA 98195

Re Preserving the Nuclear Reactor Building

Dear Ms. Arntz,

I am writing in support of retaining and preserving the Nuclear Reactor Building (More Hall Annex) on the University of Washington Campus and re-using it in a meaningful and architecturally sensitive way. The building architecture is important, the building and its historic uses is important to the history of the University of Washington campus, and its historic uses are important to our collective history of this era.

Demolition of the building is not an acceptable alternative. Engulfing the building within the new development does not meet the Secretary of Interior's Standards, which are the guidelines established by the National Park Service and used by nearly every public agency in the country, as well as private developers, to ensure the architectural and historic integrity of historic buildings. For such a significant building and important project, it is essential that creativity be applied and alternatives explored that preserve this National Register- listed resource. **1**

The University of Washington College of Built Environments (of which I am an alumnus) is a leader in its field, with highly regarded programs in architecture, urban planning and urban design, and sustainable building practices. In addition to the reasons noted above to save this building, it seems unfathomable that the University campus planners would regard demolition of the Nuclear Reactor Building as a preferred alternative, while at the same time the University is teaching students that preservation and sustainability are core values they should embrace. **2**

Thank you for the opportunity to comment on the alternatives considered in the SEIS for siting the new Computer Science & Engineering II building. I believe an acceptable solution to saving and embracing our history as embodied in the Nuclear Reactor Building has not yet been found.

Sincerely,

Diana J. Painter, PhD

RESPONSE TO DSEIS LETTER 34

Painter, Diana J.

1. The comment regarding retaining More Hall Annex is noted. Please refer to Response to Letter 5 (Historic Seattle), comment 5, for a discussion on design scenarios under Alternative 2.

2. The comment regarding the More Hall Annex is noted.

From: PICAT Pascal
To: Jan Arntz-Richards
Subject: Supporting your action
Date: Monday, November 16, 2015 9:04:59 AM
Importance: High

There are too few modernist buildings in Seattle which are relevant in the face of architecture to let that one go.

I am all with you and support your action to save this landmark from demolition.

Thanks

Pascal PICAT

1

Pascal Picat
Alstom Grid | Network Management Systems | Sales Solution Engineer/Bid Manager
Phone: 1.425.250.2637 | **Mobile:** 1.425.785.6531 | **Fax:** 1.425.250.1400 **| E-mail**: pascal.picat@alstom.com
10865 Willows Road NE, Redmond WA 98052, USA
Site: www.alstom.com
Please consider the environment before printing this e-mail

RESPONSE TO DSEIS LETTER 35

Picat, Pascal

1. The comment regarding retaining More Hall Annex is noted.

From: Diedra Roesijadi
To: Jan Arntz-Richards
Subject: Save the reactor
Date: Friday, November 13, 2015 4:52:16 PM

Hello,
Please consider saving the nuclear reactor building. It is unique, interesting, beautiful, it belongs as part of the campus!

1

Thank you,
Diedra

RESPONSE TO DSEIS LETTER 36

Roesijadi, Diedra

1. The comment regarding retaining More Hall Annex is noted.

From: P Romero
To: Jan Arntz-Richards
Subject: Nuclear Reactor Bldg - Draft SEIS Comment
Date: Wednesday, November 04, 2015 4:58:22 PM

Hello Jan,

I hear that you are the SEPA Responsible Official that comments can be directed to for this project. Please let me know if I should send my comments to someone else and I will do so.

The alternatives developed for consideration in the Draft SEIS are inadequate. They do not reflect designs that accurately consider the adverse effects to the Nuclear Reactor Building and do not provide a reasonable option for consideration.

1

If a new building is needed for Computer Science and Engineering I believe the students and faculty of such a well-renowned university can develop a more sustainable and inventive design option that utilizes the existing structure. The structure is fine example of the science and engineering it can house well into the future while providing a unique glimpse into the past.

2

Thank you for considering my comments.

Patrick

RESPONSE TO DSEIS LETTER 37

Romero, Patrick

1. The comment regarding the CSE II Project design is noted. The Draft SEIS evaluated five design scenarios including three alternative design scenarios for Site 16C and two design scenarios for Site 14C. Please refer to Section 2.5 (SEIS Elements of the Environment and Alternatives Methodology Summary) for a detailed discussion on the University of Washington's process for identifying sites for the CSE II Project for further analysis in the SEIS, and **Chapter 3 Section 3.2** for a discussion on alternatives considered but not carried forward for analysis in the SEIS.

2. The comment regarding the CSE II Project design is noted.

From:	Jan Arntz-Richards
To:	Schipanski, Rich; Ding, Jeff
Subject:	FW: Comments on the Draft SEIS for the Computer Science and Engineering Building II
Date:	Monday, December 21, 2015 12:23:33 PM

From: Laura Skelton [mailto:emaillauraskelton@gmail.com]
Sent: Sunday, November 22, 2015 12:45 PM
To: Jan Arntz-Richards
Subject: Comments on the Draft SEIS for the Computer Science and Engineering Building II

Dear Jan,

I urge the University to preserve More Hall. After learning more about its architectural significance, and it's historical reference to Washington's role in the Nuclear Age, I feel that it is important that we retain the building. While I understand the need for development on campus, surely the College of Engineering is up for the task of figuring out how to responsibly incorporate this historic building into any new development. What an amazing engineering project that would be! **1**

I've recently learned from Dr. Steven Gilbert (sgilbert@innd.org) of his prior proposal to use the building for a Washington Nuclear Discovery Center. This would be an amazing reuse of this historic building, and would pay homage to UW's leadership in engineering and design. **2**

Regardless of whether creation of the Washington Nuclear Discovery Center is possible, I ask that the University and others who will be making decisions about ore Hall's future use consider my particular concerns: **3**

- Demolition of the Nuclear Reactor Building should not be an option
- Any construction on the site that incorporates the existing building should respect its historic character **4**
- Alternative sites should be more thoroughly examined. **5**

Thank you,
Laura Skelton

Resident of Seattle
Executive Director, Washington Physicians for Social Responsibility

RESPONSE TO DSEIS LETTER 38

Skelton, Laura

1. The comments regarding the historic characteristics of More Hall Annex and preservation of the building are noted.

2. Please refer to the Response to Letter 16 (Gilbert, Steven), comment 1.

3. Comment noted.

4. The comment that any incorporation of More Hall Annex should respect the buildings historic character is noted. Please refer to Chapter 3 of this Final SEIS for additional discussion on Alternatives Considered but Not Carried Forward, including incorporation of More Hall Annex into the CSE II Project.

5. Please refer to Response to Letter 2 (Docomomo-WEWA), comment 2, for a discussion on the University of Washington process for identifying sites for the CSEII Project for further evaluation in this SEIS.

From: Jan Arntz-Richards
To: Schipanski, Rich; Ding, Jeff
Subject: FW: Drat SEIS Comments/ CSE II Buiklding
Date: Monday, December 21, 2015 12:12:22 PM

-----Original Message-----
From: David C Streatfield [mailto:buzzz@u.washington.edu]
Sent: Monday, November 23, 2015 5:05 PM
To: Jan Arntz-Richards
Subject: Drat SEIS Comments/ CSE II Buiklding

Dear Jan Arntz,

I wish to submit the following comments on the University's Draft Environmental Impact Assessment for the proposed CSE II building, which in my opinion inadequately recognizes the importance of the Nuclear Reactor Building. This structure is a significant work of modern architecture in this region and is one of the most important structures on the campus, which has been recognized by the fact that the building is listed on the National Register. **1**

The following more specifically identifies reasons for requiring the preservation of this structure.

* The preferred alternative includes no provision for preservation and should therefore not be pursued.

* Other potential sites should be explored. The destruction of a National Register designated structure is inconsistent with prevailing national and state policies relating to the treatment of historic and cultural resources. The use of state funds to demolish this structure is most inappropriate. **2**

* The preferred site (16C) contains a substantial underground oil tank, larger in size than the Nuclear Reactor Building, which will be retained. In view of the University's prominent role in the state of being an advocate for sustainable solutions it seems highly inconsistent to retain a structure from an old fossil fuel source of energy to drastically reduce the available area for the new building. Other scenarios should be fully explored that would actually comply with the Secretary of the Interior's Standards for Rehabilitation. **3**

* The Draft SEIS does not adequately analyze the environmental impacts of retaining an oil tank in place while it proposes to construct an expensive new building in very close proximity to the oil tank. As one of the major centers of environmental research in the state the University should be leading by demonstrating how to address such potential environmental hazards. **4**

* Alterative sites should be explored more fully, such as Alternative Three on site 14C just south of the University of Washington Club. The new CSE II building could be developed on this site. Considerable care would need to be taken in siting the new building in relation to the University of Washington Club. This potential site should not be dismissed because of the further distance from the existing Paul Allen Center. **5**

The demolition of the Nuclear Reactor Building would in my opinion represent a poverty of imagination by failing to creatively respond to the provision of new facilities and the careful retention of an existing structure of architectural significance that could be adapted to new uses. This university has access to an experienced community of designers and specialists in historic preservation. This is a splendid opportunity to take advantage of their presence to develop a more appropriate solution. **6**

Yours sincerely,

David C. Streatfield
Professor Emeritus of Landscape Architecture and Urban Design and Planning. University of Washingto

RESPONSE TO DSEIS LETTER 39

Streatfield, David

1. The comments regarding significance of More Hall Annex and the importance of preserving the building are noted.

2. The comment regarding opposition to using state funds for the demolition of More Hall Annex is noted.

3. The comment regarding the existing oil tank representing a constraint for Site 16C is noted. Please refer to Chapter 3 of this Final SEIS for additional discussion regarding the existing oil tank on Site 16C.

4. Please refer to Response to Letter 33 (Ochsner, Jeffery Karl), comment 11, for a discussion regarding SEPA analysis of oil tank issues.

5. The comment regarding the process conducted by the University of Washington to identify sites for further consideration on the SEIS is presented on page 2-16 of the Draft SEIS. Please also refer to Chapter 3 of this Final SEIS for an expanded discussion on alternatives considered but not carried forward.

6. The comment regarding exploring alternative solutions to More Hall Annex is noted. To determine if alternative building scenarios could feasibly achieve project objectives at a lower environmental cost (WAC 197-11-440(5)), six alternative design scenarios for Site 16C and three alternative design scenario for site 14C were explored. Of the nine alternative design scenarios explored, five alternative scenarios were identified for inclusion in this SEIS (three for Site 16C under Alternatives 1 and 2, and two for Site 14C under Alternative 3).

From: Mika Sundberg
To: Jan Arntz-Richards
Subject: Re: More Hall Annex
Date: Monday, November 23, 2015 11:35:47 AM

Thank you so much for getting back to me- I would very much like to comment:

Last century, our city was one of several centers throughout the country that developed technology that impacts the way we live today. This tradition has continued into this century and as one of the major scholastic and institutions on the West Coast- the University of Washington has often been at the center of this chain of innovation. The More Hall Annex represents several links in this chain and the University should should embrace this legacy and incorporate an important piece of history into the campus instead of erase it. **1**

15 years ago, I was a student at the University of Washington and I often saw the campus as a bucolic bubble in the middle of a bustling city, as the student body expands and the university strives to accommodate the changing needs of its population much of the expansive green lawns have already been eliminated to make way for new structures. I believe that the guidelines should be altered to allow for more vertical design, not just for this particular site, but for the whole campus. **2**

The alternatives shown in the draft EIS that incorporate the More Hall Annex seem like a good way to preserve the building and incorporate the history of the space into the campus, additional verticality may allow for this to be done more gracefully than currently shown. **3**

-mika

--

240 2nd Ave S

Seattle WA 98104

206.322.1130

www.**SKL**architects.com

On Mon, Nov 23, 2015 at 10:53 AM, Jan Arntz-Richards <jarntz@uw.edu> wrote:

> Hi Mika
>
> The end of the comment period on the Draft Environmental Impact Statement is today at 5:00 p.m. Once the comment period has ended we begin preparation of the Final Environmental Impact Statement which responds to all the comments we've received on the draft document. Given the number of comments received to date this will take at least 2 months. Then we issue the Final Environmental Impact Statement. Once that document has been completed the UW Board of Regents will make a decision regarding the project. I don't anticipate this happening until late

winter or early spring.

If you'd like to send me a comment – please do so by the end of today. Email is perfect.

Give me a call if you have any additional questions.

Thanks

Jan

From: Mika Sundberg [mailto:mika@sklarchitects.com]
Sent: Friday, November 20, 2015 2:42 PM
To: Jan Arntz-Richards
Subject: More Hall Annex

Hello Mr. Arntz Richards, You were very kind and updated me several months ago as to the status of the More Hall Annex, I was wondering if there had been any update to the building's fate? Thanks -mika

--

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www.**SKL**architects.com

RESPONSE TO DSEIS LETTER 40

Sundberg, Mika

1. The comment regarding retaining More Hall Annex is noted.

2. The comment regarding increasing the maximum building height for the project is noted. The *CMP-Seattle 2003* establishes a 65-foot height limit to Site 16C which does not accommodate additional building verticality under Alternative 1 and 2.

3. The comment regarding the SEIS Alternatives is noted.

From: Jan Arntz-Richards
To: Schipanski, Rich; Ding, Jeff
Subject: FW: Comments re: SEIS for Computer Science Building
Date: Monday, December 21, 2015 12:08:42 PM

From: Eric Voytko [mailto:esvoytko@gmail.com]
Sent: Monday, October 26, 2015 12:14 PM
To: Jan Arntz-Richards
Subject: Comments re: SEIS for Computer Science Building

Good afternoon, Jan,

I am writing to submit comments regarding the recently released supplemental environmental impact statement for the proposed construction of the new Computer Science and Engineering Building on the University of Washington's Seattle campus. In short, I am deeply troubled that the University's preferred option (listed as Alternative 1) calls for the demolition of the Nuclear Reactor Building, a historic structure listed on both the Washington Heritage Register and the National Register of Historic Places. **1**

As a leading public university with an excellent architecture department, the University of Washington cannot seriously contemplate such a blunder. The Nuclear Reactor Building is a testament to the University's commitment to world-class architecture, a masterpiece of Modernism associated with famed Seattle architect Wendell Lovett and expressive of Seattle's forward-thinking attitude. Its demolition would represent a sad disregard for our city's cultural heritage on the part of the University. The second option presented in the SEIS (Alternative 2), represents only a slight improvement, as the new construction proposed would be violently out of scale with the existing historic structure. **2**

I would like to voice my cautious support for either Alternative 3 or Alternative 4, though I am confident that the University can find a more sensitive way to balance the needs of the Computer Science program with the imperative to protect its cultural resources. **3**

Thank you,

Eric Voytko
UW student and concerned citizen

RESPONSE TO DSEIS LETTER 41

Voytko, Eric

1. The comment regarding the potential demolition of More Hall Annex is noted.

2. As indicated on Draft SEIS page 2-16 and in **Chapter 3** of this Final SEIS, incorporation of the More Hall Annex into the CSE II Building and adaptive reuse of the More Hall Annex were explored by the design team, and it was determined that both of these design scenarios would not feasibly meet the project objectives.

3. The comment regarding support for Alternatives 3 and 4 is noted.

DSEIS PUBLIC HEARING COMMENT SUMMARY

On October 26, 2015, a public hearing was held to provide an opportunity for public comments on the Draft SEIS. The public hearing was held on the University of Washington Seattle Campus in Kane Hall Room 225 – the Walker Ames Room – from 4:00 PM to 7:00 PM. Comments were provided from the following people: Greg Miller, Tim Larson, Peter Mackenzie, Brooke Best, Dorothy Reed, Eugenia Woo, Chris Moore, Don Mackenzie, Andrew Phillips, Ellen Barker, Jennifer Mortensen, Heidi Gough, Laura Lowes Mark Eberhard, Michael Dott, Steve Muench, John Stanton, Oriana Chegwidden, Abby Inpanbutr, and Tim Gould.

The following provides a summary of the verbal comments that were provided at the public hearing. In addition, a written comment was submitted at the public hearing. The public hearing written comment is included following the verbal comment summary and responses; responses to the public hearing written comment are also provided directly following the written comment form.

- Potential construction impacts (noise, air quality, vibration) associated with development on Site 16C and their potential impact to adjacent users in More Hall, Mechanical Engineering, the Engineering Annex and other buildings in the vicinity. Potential limitations on accessibility to existing buildings surrounding the site during construction.

- Potential air quality impacts that could occur with development on Site 16C and their effect on More Hall due to the proximity and height of the CSE II Project and the possibility that a canyon effect could be created by the new building. Also, the location of existing ventilation stacks that emit chemical fumes from hoods within More Hall should be considered.

- More Hall Annex is a historic structure and early example of brutalism that should be preserved. Alternatives in the SEIS should look at additional options that would better preserve More Hall Annex, particularly in light of a recent executive order that was issued to ensure important campus buildings and historic character are appropriately valued and appropriately preserved and/or documented.

- The potential development on Site 16C would result in the loss of green space that is currently used by students and staff. The provision of a new atrium as part of potential development on Site 16C creates exclusionary open space that cannot be utilized by adjacent building users.

- Increasing the height of the CSE II building should be explored to allow for the retention of more green space.

- An existing adjacent oil tank is located near Site 16C and a discussion of potential impacts of the oil tank are not included in the Draft SEIS.

- Lighting and aesthetics impacts to More Hall should be discussed as part of potential development on Site 16C.

- Additional analysis should be provided on impacts to Snohomish Lane including circulation and the potential loss of the historic pathway alignment.

- Existing bicycle parking on Site 16C is highly utilized and should be replaced as part of any development.

- The plan/design for the CSE II Project was developed with little to no feedback from the surrounding university community.

- The size and scale of the CSE II Building should be reexamined to create an appropriate building size for the site.

Potential construction impacts associated with development on Site 16C or 14C (including potential noise, air quality and vibration impacts) are analyzed in Draft SEIS Chapter 3.4, Construction Impacts. The project team has been and will continue to work with surrounding users (More Hall, Mechanical Engineering, Engineering Annex, etc.) regarding their concerns that have been raised. If Alternative 1 is selected by the Board of Regents, the entrance to More Hall could be reoriented to mitigate some of the concerns regarding adjacency between the CSE II Building and More Hall; wind and air studies would also be conducted to determine the appropriate mitigation for surrounding buildings.

Comments regarding the historic character of More Hall Annex are noted and the demolition or removal of More Hall Annex on Site 16C is identified as an adverse impact under Alternative 1 and mitigation measures are identified in Draft SEIS Chapter 3.2 and in **Chapter 1** of this Final SEIS. The Draft SEIS evaluated five design scenarios, including three scenarios for Site 16C and two scenarios for Site 14C. Please refer to Section 2.5 (SEIS Elements of the Environment and Alternatives Methodology Summary) for a detailed discussions on the University of Washington's process for identifying sites for the CSE II Project for further analysis in the SEIS, and for a discussion on alternatives considered but not carried forward for analysis in the SEIS. Please also refer to **Chapter 3, Section 3.2** of this Final SEIS for an expanded discussion on alternatives considered but not carried forward, including additional details on the range of design scenarios that were initially considered.

Site 16C contains no protected open spaces and impacts to open space are not within the scope of this SEIS. However, Chapter 2 of the Draft SEIS describes the provisions for a new

outdoor plaza area on Site 16C under Alternatives 1 and 2 that would be provided between the CSE II Building and Stevens Way NE.

The comment that the size and scale of the CSE II Building should be reexamined and that project should explore increasing the building height is noted. The *CMP-Seattle 2003* establishes a 65-foot height limit to Site 16C which does not accommodate additional building verticality under Alternative 1 and 2.

The existing oil tank located on a portion of Site 16C is deemed necessary by the University of Washington to the function of the entire campus and cannot feasibly be removed or relocated. The University of Washington has no plans to switch to an alternate emergency fuel source. Please refer to **Chapter 3, Section 3.1** of this Final SEIS for an updated discussion on the existing oil tank.

Lighting and aesthetic impacts associated with potential development on Site 16C under Alternatives 1 and 2 is discussed in Draft SEIS Chapter 3.1, including potential impacts to More Hall and other adjacent buildings (Mechanical Engineering Building, Engineering Annex, and the Paul G. Allen Center).

The Draft SEIS includes a discussion on potential impacts to Snohomish Lane, including circulation impacts and the potential loss of the existing, historic alignment. Draft SEIS Chapter 3.3, Transportation, provides a discussion of potential impacts to circulation along Snohomish Lane associated with development under Alternatives 1 or 2; provisions for bicycle parking along Snohomish Lane (and elsewhere on Site 16C) are also discussed. Please also refer to the response to Letter 7 (UW Transportation) for additional discussion regarding circulation along Snohomish Lane and provisions for bicycle parking under Alternatives 1 and 2. Draft SEIS Chapter 3.2, Historic Resources, provides a discussion on the historic alignment of Snohomish Lane and potential impacts associated with Alternatives 1 and 2.

Proposed Computer Science and Engineering Phase II

October 26, 2015

DRAFT ENVIRONMENTAL IMPACT STATEMENT

PLEASE PRINT

NAME: Abby Isparbutr

ADDRESS: 4422 6th Ave NW
Seattle WA 98107

E-MAIL: abbyterese@gmail.com

PHONE: 217-721-3713

COMMENTS

While a student at the University of Washington, I stumbled upon the Nuclear Reactor Building (More Hall Annex) and immediately became fascinated by the unique, mysterious building. After digging into it's history, I learned that it was an important example of postwar architecture by prominent local architects, and was a ~~[illegible]~~ significant structure both locally and nationally. It exemplifies the optimism for nuclear technology that was common in the 1960s, in similar spirit to the Seattle World's Fair. There were many nuclear engineering programs at Universities in the United States, but the reactor at the University of Washington was one of the only places it was showcased as it was by the Nuclear Reactor Building.

1

→

Although the building was designed for a singular purpose, it's unique, transparent space could serve the University well today as in a different iconic fashion.

Recognized as significant by the National Register of Historic Places, the building deserves consideration for preservation and adaptation to a new use. The University is missing a great opportunity by ignoring and dismissing this precious resource. I hope that if will rethink it's intention to remove the building — it would be a great disservice to the community, the University, and the Nation's collective resource of historic structures. It is a rare example of post-war educational architecture, and it will be a great regret if it is demolished.

1 cont.

Thank you for your consideration —
Abby Ingmbutr (Martin)
(Author of the National Register Nomination for the Nuclear Reactor Building)

RESPONSE TO PUBLIC HEARING WRITTEN COMMENT

Inpanbutr, Abby

1. The comment regarding the historic character and potential demolition of More Hall Annex is noted.

   As indicated on Draft SEIS page 2-16 and in **Chapter 3, Section 3.2** and **Section 3.3** of this Final SEIS, incorporation of the More Hall Annex into the CSE II Building and adaptive reuse of the More Hall Annex were explored by the design team, and it was determined that both of these design scenarios would not feasibly meet the project objectives.

CHAPTER 5

References

CHAPTER 5
REFERENCES

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U.S. Environmental Protection Agency; Office of Noise Abatement & Control. *Noise: A Health Problem*. 1978.

APPENDIX A

Distribution List

	Everyone gets a letter, +	Organization	First Name	Last Name	Title or Dept	Address	PO Box	City	State	Zip
		Government Agencies								
1	1 CD + SEPA Reg + Description + Public Notice	Dept. of Planning & Development	SEPA	Public Info Center	City of Seattle	700 - 5th Ave	PO Box 34019	Seattle	WA	98124-4019
2	1 CD + HARDCOPY	University Dist. Comm Srvc Cntr				4534 University Way NE		Seattle	WA	98105
3	1 CD + SEPA Reg + Description + Public Notice	SEPA Center			Dept of Natural Resources		PO Box 47015	Olympia	WA	98504-7015
4	2 CDs + 1 HARDCOPY + SEPA Reg + Description + Public Notice	Dept. of Ecology SEPA Unit			Environmental Review Section		PO Box 47703	Olympia	WA	98504
5	CD	Seattle Fire Department			Fire Chief	301 Second Ave S		Seattle	WA	98104
6	CD	Environmental Protection Agency	Region X	Environmental Impact	Evaluation Branch	1200 - Sixth Ave		Seattle	WA	98104
7	CD	Seattle & King County - Public Health			Director	401 - 5th Ave., Suite 1300		Seattle	WA	98104-2674
8	CD	Seattle City Light			Environ. & Safety Division	700 - 5th Ave, # 3200	PO Box 34023	Seattle	WA	98104-4023
9	CD	Sound Transit Link	Perry	Weinberg	Director, Office of Environmental Affairs and Sustainability and Senior Legal Counsel	401 S. Jackson St	Union Station	Seattle	WA	98124-4019
10	CD + HARDCOPY	Dept. of Planning & Development	Stephanie	Haines			PO Box 34019	Seattle	WA	98124-4019
11	CD	King County Metro Transit	Mike	Usen	Senior Environmental Planner	201 S. Jackson St.	MS KSC-TR-0431	Seattle	WA	98104-3856
12	CD	Puget Sound Clean Air Agency			Exec. Director	1904 Third Ave. #105		Seattle	WA	98101-3317
13	CD	WA St. Dept. of Transportation	Ramin	Pazooki			PO Box 330310	Seattle	WA	98133-9710
14	CD	Dept. of Planning & Development	Cliff	Portman			PO Box 34019	Seattle	WA	98124-4019
15	CD	Seattle Public Utilities	Jalainne	Madura	SEPA Coordinator	700 - 5th Ave., 44th FL	PO Box 34018	Seattle	WA	98124-4018
16	CD	Dept. of Neighborhoods	Steve	Sheppard	Seattle Municipal Tower	700 - 5th Ave, #1700	PO Box 94649	Seattle	WA	98124
17	CD	Dept. of Planning & Development	Diane	Sugimura	City of Seattle		PO Box 34019	Seattle	WA	98124-4019
18	CD	Muckleshoot Indian Tribe	Isabel	Tinoco	Dir. Of Nat. Res., Fisheries Dept	39015 - 172nd Ave SE		Auburn	WA	98002
19	CD	Office of Archeology & Hist. Preservation	Russell	Holter	Preservation Design Reviewer	1063 S. Capital Way, #106	PO Box 48343	Olympia	WA	98504-8343
20	CD	Seattle Dept of Transportation	Goran	Sparrman	Interim Director		PO Box 34996	Seattle	WA	98124-4996
21	CD	Seattle Dept of Parks & Recreation	Christopher	Williams	Superintendent	100 Dexter Ave N		Seattle	WA	98109-5199
22	CD	Seattle Police Department					PO Box 34986	Seattle	WA	98124-4986
		Community Clubs								
23	CD	Hawthorne Hills Community Council								
24	CD	Laurelhurst Community Club	Jeannie	Hale		3425 W. Laurelhurst Drive NE		Seattle	WA	98105
25	CD	Wedgwood Community Council		President		PO Box 15770		Seattle	WA	98115
26	CD	Eastlake Community Council	Owen	Reese		117 E. Louisa St., #1		Seattle	WA	98102
27		Eastlake Community Council	Zac	Eskenazi						
28	CD	The Ave Group	Patty	Whisler		6349 Sand Point Way NE		Seattle	WA	98115
29	CD	View Ridge Community Club			President		PO Box 15218	Seattle	WA	98115-0218
30	CD	Montlake Community Club				1618 E. Calhoun		Seattle	WA	98112
31	CD	Northeast District Council				4534 University Way		Seattle	WA	98105
32	CD	Ravenna Eckstein Comm Ctr				6535 Ravenna Ave NE		Seattle	WA	98115
			Ted	Hunter	tph@soundlowcenter.com					
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34	CD	Wallingford Community Council	Mark	Christiansen	mwchristiansen@gmail.com	3933 Bagley Avenue		Seattle	WA	98105
35	CD	University Park Community Club	Barbara	Quinn	Barbara_Quinn@gmail.com	5264 16th Ave NE		Seattle	WA	98105
36	CD	UW Faculty Senate Representative	Ashley	Emery	Professor, UW Mech. Eng		Box 352600			
37	CD	University Dist. Comm. Council	Matthew	Fox	mattfoxseattle@hotmail.com	c/o 4534 University Way NE		Seattle	WA	98105
38	CD	University Dist. Comm. Council	Jorgan	Bader	Alternate					
39	CD	Ravenna Bryant Community Assoc	Brett	Frosaker	bforsaker@gmail.com	7046 - 19th Ave NE		Seattle	WA	98115
40	CD	Montlake Community Club	Lionel	Job	lnljob@gmail.com	2016 23rd Ave		Seattle	WA	98122
41	CD	Montlake Community Club			Alternate					
42		Laurelhurst Community Club								
		Alt Laurelhurt Community Club	Heather	Newman		3503 NE 44th Street		Seattle	WA	98105
43	CD	Laurelhurst Community Club	Jean	Amick	jeangamick@gmail.com	3008 Laurelhurst DR NE		Seattle	WA	98105
44		Laurelhurst Community Club	Jeannie	Hale		3425 W. Laurelhurst DR NE		Seattle	WA	98105
45	CD	UW Staff Representative	Jan	Arntz			Box 352205			
		UW Staff Representative	Kerry	Kahl	Senior Director, Enterprise Risk Mngment	B36 Gerberding	Box 351248			
46	CD	Roosevelt Neighbor's Association	Dave	Eckert	david@eskimo.com	6207 12th Avenue NE		Seattle	WA	98105
47	CD	Roosevelt Neighbors Alliance	Eric	Larson		5015 - 9th Ave NE		Seattle	WA	98105
48	CD	U-District Partnership	Douglas (Doug)	Campbell		4108 University Way NE		Seattle	WA	98105
		U-District Partnership	Louise	Little	CEO, University Bookstore	4326 University Way NE		Seattle	WA	98105
49	CD	UW At-large Representative	Alex	Bolton		Box 351271		Seattle	WA	98105
50	CD	Portage Bay Roanoke Community Council	Betty	Swift		1213 E. Shelby St., Slip 15		Seattle	WA	98102
51	CD	Staff Alt	Kerry	Kahl			Box 351248	Seattle	WA	
52	CD (2nd address)	Staff At Large - Alt	Ray	Larson			Box 352166	Seattle	WA	
53	CD	GPSS Representative	Emma	Slager	GPSS Representative	ejslager@uw.edu	Box 352238			
		GPSS Representative-Tertiary Contact	Austin	Wright-Pettibone	Tertiary Contact					
54	CD	UW Student Representative	Shivani	Changela changela@uw.edu	Dir. Of Comm. Relations	Husky Union Building 121		Seattle	WA	98195
55	HARDCOPY (PAPER ENV)	Eastlake Community Council	Chris	Lehman	Alternate	2370 Yale Avenue E		Seattle	WA	98102-3310
		Eastlake Community Council	David	Gee						
		Libraries								
56	CD + HARDCOPY	Seattle Public Library	Montlake	Branch		2401 - 24th Ave E.		Seattle	WA	98112
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58	CD + HARDCOPY	Seattle Public Library	Central	Library	Documents Dept.	1000 Fourth Ave		Seattle	WA	98104-1193
59	CD + HARDCOPY	UW Health Sciences Library					Box 357155			
60	CD + HARDCOPY	UW Suzzalo Library	Tom	Wallace	Reference Division		Box 352900			
61	CD + HARDCOPY	UW Suzzalo Library	Carla	Rickerson	NW Collection		Box 352900			
		University of WA								
62	CD + V'Ella letter	Office of Regional Affairs	Theresa	Doherty			Box 351243			
63	CD + V'Ella letter	Office of Planning & Budgeting	Kristine	Kenney	University Landscape Architect		Box 359445			
64	CD + V'Ella letter	College of Built Environments	John	Schaufelberger	Dean		Box 355726			

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66	CD + V'Ella letter	Office of Planning & Budgeting	Rebecca	Barnes	University Architect		Box 359445
67	CD + V'Ella letter	University Police	John	Vinson	Chief		Box 355200
68	CD + V'Ella letter	Office of Environmental Stewardship and Sustain	Claudia	Frere	Manager		Box 351248
69	3 copies of everything + 3 CDs + 3 HARDCOPIES	CPO	Jan	Arntz	Environmental Planner		Box 352205
70	CD	Facilities Services	John	Chapman			Box 352160
71	LETTER only	CPO	Richard	Chapman	Assoc. VP		Box 352205
72	CD	Real Estate Office	Jeanette	Henderson	Director		Box 359446
73	CD	Office of Regional Affairs	Aaron	Hoard	Deputy Director		Box 351243
74	CD	CPO	Alan	Nygaard	Director, Business Services		Box 352205
75	CD	CPO	John	Palewicz	Director		Box 352205
76	CD	CPO	Steve	Tatge	Director		Box 352205
77	CD	AG	Quentin	Yerxa	Assistant Attorney General		Box 359475
78	CD	Parking Services					Box 351105
79	CD	Engineering Services					Box 352165
80	CD	Facilities Services					Box 354285
81	CD + HARDCOPY + SEPA Reg + Description + Public Notice	SEPA Public Information Center			Ofc of Pub. Rec & Open Pub. Mtgs		Box 354997
		Newspapers					
	Email Ad letter + Notice	Seattle Times		Don't print these labels			
	Email Ad letter + Notice	Daily Journal of Commerce		Just email the papers w/			
	Email Ad letter + Notice	UW Daily		their personalized letter			
	Email Ad letter + Notice	University Week		and the Public notice			
	Email Ad letter + Notice	UW Tacoma Ledger					
	Email Ad letter + Notice	UW Bothell Husky Herald					
		Others					
		See attached list from Jan specific to a job					
	Leave these notes here to jog Jan's memory re: who needs to receive what, but these will be entered in a separate list	Clients Surrounding Uses/Depts Committee Members CPO Director and Unit Manager Businesses Architects? Etc.					
		SEPA Advisory Committee					
82	CD	SEPA Advisory Committee Member	Placeholder	Don't send w/o a name	ASUW Representative	1 already sent to ASUW	Box 352238
83	CD	SEPA Advisory Committee Member	Rob	Lubin			Box 355842

84	CD	SEPA Advisory Committee Member			ASUW	Box 352238
85	CD	SEPA Advisory Committee Member	John	Shaheen		Box 355212
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87	CD	SEPA Advisory Committee Member	Dave	Lundstrom	Mgr., Environmental Program Office	Box 354110
88	CD	SEPA Advisory Committee Member	Dave	Ogrodnik		Box 352165
89	CD	SEPA Advisory Committee Member	Frieda	Taub		Box 355100
90	CD	SEPA Advisory Committee Member	Jane	Koenig		Box 357234
91						
		Additional Notification				
		See tabs for specific Project additions				

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University of Washington Computer Science and Engineering II Project

Supplemental Environmental Impact Statement

Parties of Record

Agencies and Organizations

City-University-Community Advisory Committee (CUCAC)
Docomomo-WEWA
Friends of Seattle's Olmsted Parks
Hanford Challenge
Historic Seattle
King County Metro Transit
University of Washington Transportation Services
Washington State Department of Archaeology and Historic Preservation (DAHP)
Washington Trust for Historic Preservation

Individuals

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Barker, Ellen
Best, Amelia
Best, Brooke
Blitzer, Mark
Carrizosa, Michael
Chegwiddin, Oriana
Corker, Edward
Dott, Michael
Eberhard, Mark
Gilbert, Steve
Gough, Heidi
Gould, Tim
Hald, Helen
Herschensohn, Michael
Iarocci, Louisa
Inpenbutr, Abby
Johnsen, Kenneth
Johnson, Angie
Johnson, Steve
Johnson, Susan
Kramer, Stephenie
Larson, Tim

Lindsay, Paula
Lowes, Laura
Mackenzie, Don
Mackenzie, Peter
Manning, Barbara
Metzger, Rainer
Miller, Greg
Muench, Steve
Moore, Chris
Mortensen, Jennifer
Murdock, Jeffrey
Nicol, Lori
Normand, Eugene
Olson, Leanne
Ochser, Jeffrey Karl
Painter, Diana
Phillips, Andrew
Picat, Pascal
Reed, Dorothy
Roesijadi, Diedra
Romero, Patrick
Skelton, Laura
Stanton, John
Streatfield, David
Sundberg, Mika
Voytko, Eric
Woo, Eugenia

APPENDIX B

UW CSE II Site Identification Report

University of Washington
Computer Science & Engineering II:

Site Identification Report

Office of the University Architect in the Office of Planning & Budgeting
College of Engineering

FALL 2014

Table of Contents

A. Overview: CSE II Site Identification

1. OVERVIEW

A site identification process was initiated by the Office of the University Architect to identify an appropriate site for a second CSE building. Prior to this process the feasibility study team developed a building program. The program defines the building area, functional relationships and operational requirements of the building and was used in creating the site location study criteria and evaluating candidate sites.

An advisory committee was formed to provide input into the site identification process. Its task was to identify possible sites as identified in the Campus Master Plan, develop site selection criteria, and evaluate the sites based on the criteria. Twenty-five development sites in the Central Campus identified in the 2003 Campus Master Plan as historically devoted for academic facilities, undergraduate residences and major open space features were considered by the CSE II Site Identification Advisory Committee. Eleven of these sites were deemed unavailable leaving fourteen to be evaluated against a set of criteria which included connectivity and adjacency to the Paul Allen Center, program fit, impact of the existing building use and institutional concerns. Of these, two sites were chosen for analysis in the CSE II EIS based on their criteria score: 14C (University Facilities Plant Operations Annexes/Facilities Services Administration Building) and 16C (More Hall Annex/Plant Operations Annex 7 Building).

2. SITE LOCATION ADVISORY COMMITTEE MEMBERS:

Rebecca Barnes: University Architect, Office of the University Architect, Office of Planning & Budgeting (OPB)

Lyndsey Cameron: Principal Architectural Associate, Office of the University Architect, OPB

John Chapman: Executive Director, Campus Engineering & Operations, Facilities Services

Theresa Doherty: Assistant Vice President for Regional Affairs, Office of Regional Affairs

Josh Kavanagh: Director, Transportation Services, Facilities Services

Kristine Kenney: University Landscape Architect, Office of the University Architect, OPB

Ed Lazowska: Bill & Melinda Gates Chair, Computer Science & Engineering, College of Engineering

Dawn Lehman: Associate Professor College of Engineering and Associate Dean of Infrastructure

Hank Levy: Professor and Chair, Computer Science and Engineering, College of Engineering

Steve Tatge: Interim Director, Major Projects, Capital Projects Office

B. Site Evaluation Criteria

LOCATION

Connectivity to Paul Allen Center
The program study identified the need for more than 130,000 gsf of new CSE space to address the growing demand for CSE degrees. CSE's priority space needs are: interdisciplinary and collaborative space, instructional space, office space and event space. CSE II will be an extension of the Paul Allen Center, requiring the two buildings to operate as one center. Shared spaces in the building program create a need for the two buildings to be strongly linked and in immediate proximity to each other.

BUILDING PROGRAM

The building will need to accommodate 130,000 gsf on no more than five levels, including up to two basement levels, to ensure connectivity and collaboration between research faculty and students. Sites that could not accommodate the building program were considered to be fatally flawed. Gross square footage listed in Table IV-4 of the CMP do not include construction below grade.

INSTITUTIONAL CONCERNS

Impact on Existing Building Use
This criterion evaluated whether any existing buildings on a site were occupied, would require replacement of existing academic or administrative uses, had several useful years of life remaining or had future planning implications. Sites with existing 'academic' buildings that are functioning and occupied with several years of useful life remaining were considered to be fatally flawed. Sites with buildings used for limited amounts of administrative purposes were not considered to be fatally flawed.

Existing Building of Potential Historic Value Located on Site
Buildings over 50 years of age, for which Historic Resource Addenda (HRA's) would be required by the Campus Master Plan.

C. Map of Candidate Sites: Central Campus District

SITES IN THE CENTRAL CAMPUS DISTRICT, Campus Master Plan 2003

A total of twenty five sites in the central district were identified in the Campus Master Plan (CMP), all of which were initially considered. Eleven were deemed unavailable, as follows, leaving fourteen sites for further evaluation.

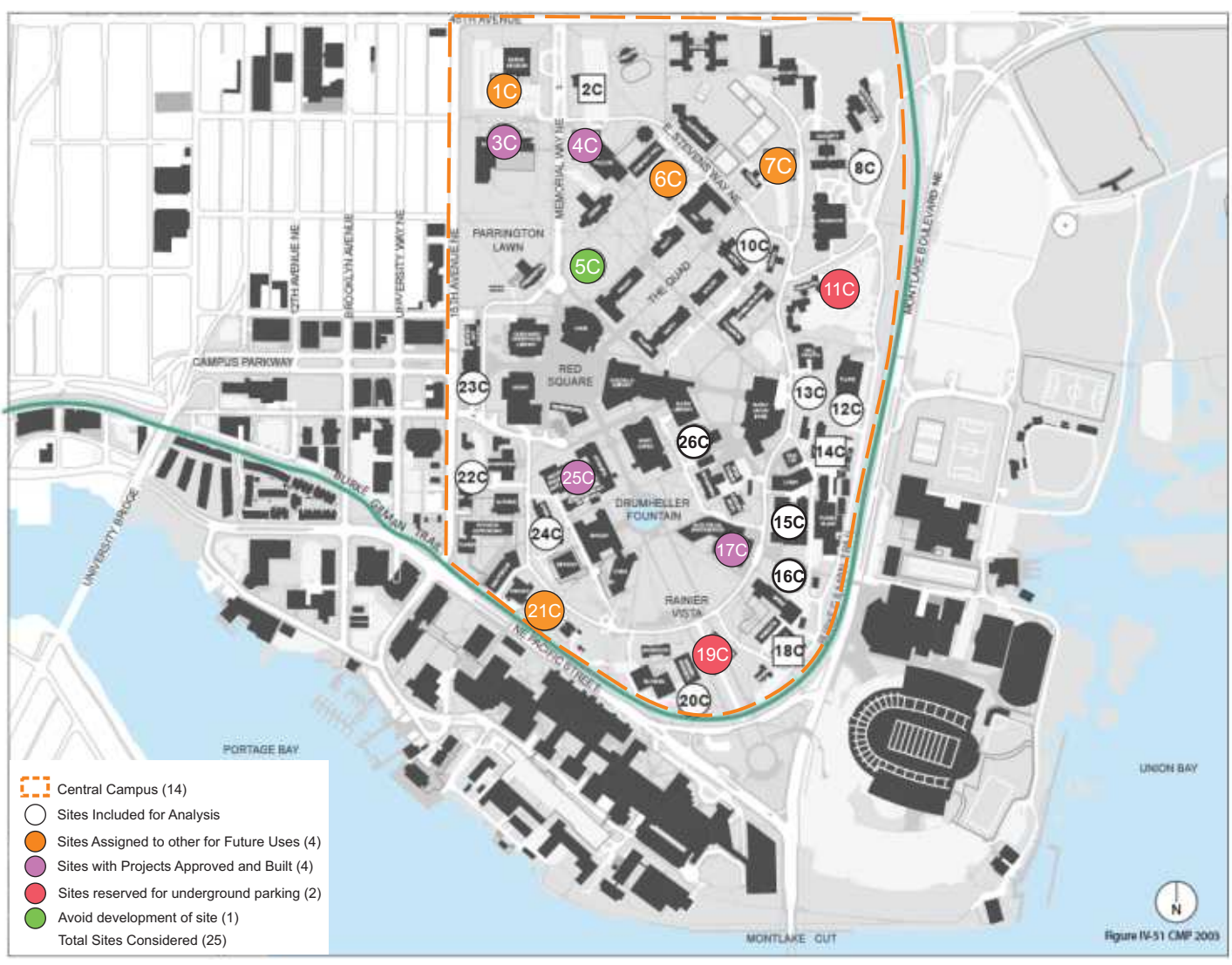
- Four sites **(1C, 6C, 7C & 21C)** have been identified for other uses.
- Four sites **(3C, 4C, 17C & 25C)** have been developed since 2003 when the CMP was created.
- Two sites **(11C & 19C)** were identified for parking structures in the CMP.
- One site **(5C)** has been identified by the community and the UW 2003 CMP as a site to be avoided for development.

FOURTEEN CENTRAL CAMPUS SITES EVALUATED BY THE SITE IDENTIFICATION ADVISORY COMMITTEE

Fourteen sites (2C, 8C, 10C, 12C, 13C, 14C, 15C, 16C, 18C, 20C, 22C, 23C, 24C & 26C) were reviewed and rated on the basis of the identified criteria. Eleven of these sites were found to have fatal flaws.

Of the remaining three sites (2C, 14C & 16C) 2C was considered too remote from the Paul Allen Center to merit additional analysis. Sites 14C and 16C will be studied further in the project-level environmental review.

Site 16C scored most highly and is therefore considered the "preferred site" identified by the committee. Pre-design of CSE II will proceed for this site.



D. Site Evaluation Matrix

DRAFT

		LOCATION	CSE PROGRAM	INSTITUTIONAL ISSUES		TOTAL SCORE
		Connectivity and adjacency to Paul Allen Center	Program Fit @ approx. 130,000 GSF	Impact on Existing Building Use	Existing Building of Historic Value Located on site	
Site Exceeds Criteria	+					
Site Meets Criteria	O					
Site Meets Criteria with Significant Compromises	-					
Fatal Flaw	FF					
East of Jacobsen Observatory/ Parking Lot N5	2C	-	+	+	-	0
Cyclotron Shop/ Parking Lot N12	8C	-	FF	-	-	FF
Northeast of Music Building	10C	-	FF	+	O	FF
Fluke Hall/Parking Lot N24	12C	-	FF	+	O	FF
UW Club	13C	O	FF	-	-	FF
University Facilities Plant Operations Annexes/Facilities Services Administration Building	14C	O	+	O	O	1
Mechanical Engineering/ Engineering Annex	15C	+	+	FF	-	FF
More Hall Annex/ Plant Operations Annex 7	16C	+	+	+	-	2
Wilcox Hall/Roberts Annex Wilson Ceramic Lab/ Parking Lot C12	18C	O	+	FF	O	FF
Winkenwerder Annex/ Parking Lot C10	20C	-	FF	+	O	FF
Guthrie Annex 1,2 & 3	22C	-	+	FF	O	FF
South of Henry Art Gallery	23C	-	FF	+	O	FF
Chemistry Library Building/ Parking Lot C7	24C	-	+	FF	O	FF
Sieg Hall	26C	O	+	FF	-	FF

Site Evaluation: 2C East of Jacobsen Observatory/ Parking Lot N5

LOCATION

Site is connected and/or adjacent to Paul Allen Center	-	The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department.

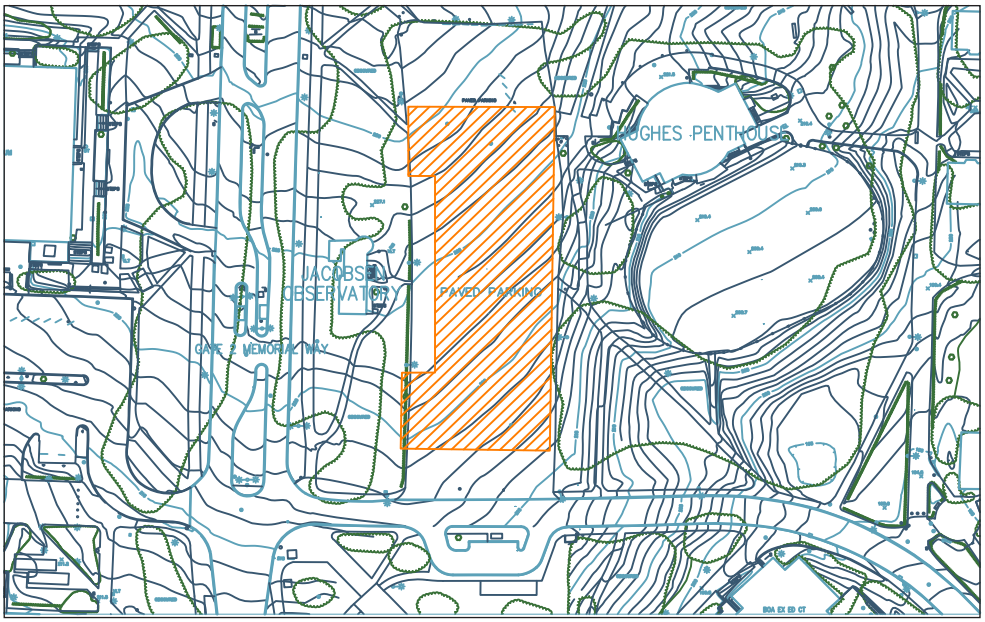
CSE PROGRAM

Program Fits on the Site	+	The program fits on the site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	+	There is no administrative building existing on this site. This site is an excellent location for academic uses. It would be preferable to set this site aside for the future growth of adjacent academic departments such as Arts and Sciences and Business. This parcel could be broken into two sites assisting the development needs of the campus. Parking would need to be relocated.
Existing Building of Historic Value Located on Site	-	Jacobsen Observatory is over 50 years old and would need to have an HRA to thoroughly study its relationship to any future adjacent construction.

TOTAL **0**



East of Jacobsen Observatory/
Parking Lot N5 - CMP page 86

Max. envelope above grade: 280,000 gsf
Space to be demolished: NA
Approx. footprint: 35,000 gsf @ 5 floors + basement(s) = 210,000 - 245,000 gsf

Site Evaluation: 8C Cyclotron Shop/Parking Lot N12

LOCATION

Site is connected and/or adjacent to Paul Allen Center	▬	The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department.

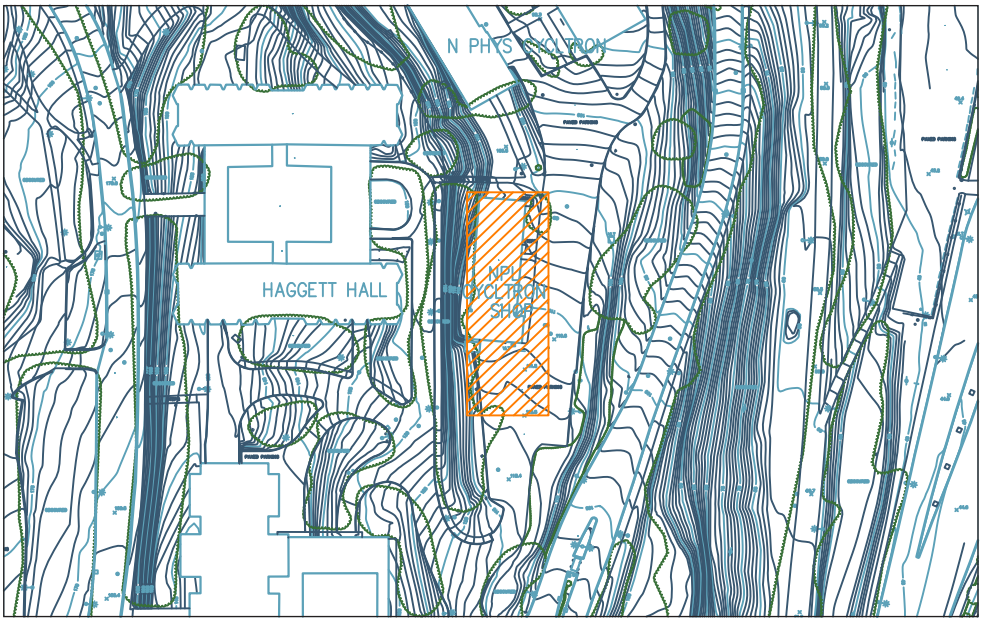
CSE PROGRAM

Program Fits on the Site	FF	The program does not fit on the site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	▬	The CENPA shop supports the academic work conducted in the North Physics Lab. The shop and parking would need to be relocated in close proximity to the lab. Expansion of the Nuclear Physics and Astrophysics program would likely occur on this site in the future.
Existing Building of Historic Value Located on Site	▬	The CENPA shop is over 50 years old and would need to have an HRA.

TOTAL FF



Cyclotron Shop/Parking Lot N12 - CMP page 86

Max. envelope above grade: 140,000 gsf
Space to be demolished: NA
Approx. footprint: 14,000 gsf @ 5 floors + basement(s) = 84,000 - 98,000 gsf

Site Evaluation: 10C Northeast of Music Building

LOCATION

Site is connected and/or adjacent to Paul Allen Center	-	The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department.

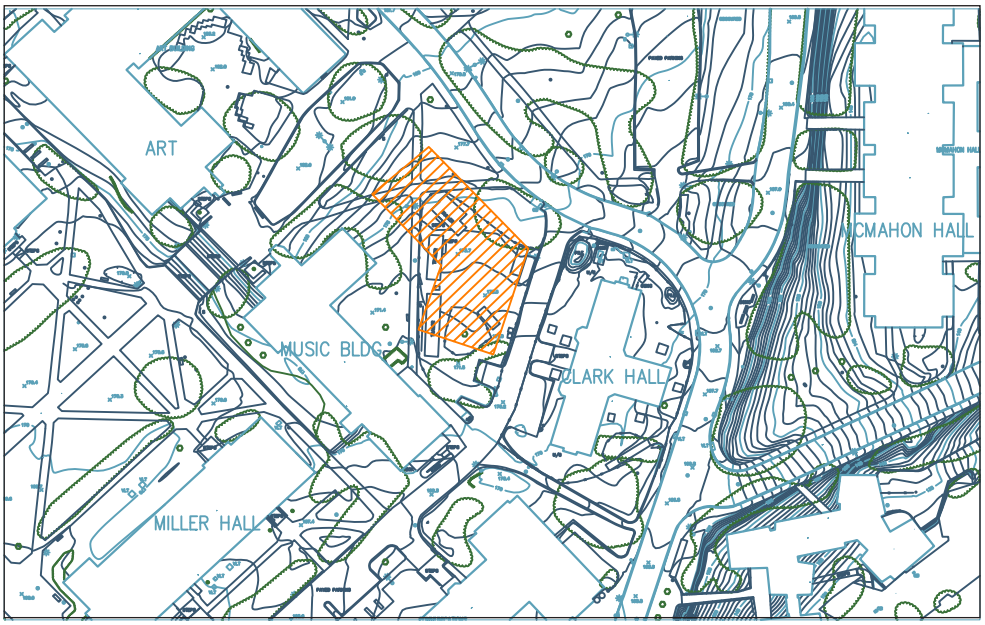
CSE PROGRAM

Program Fits on the Site	FF	The program does not fit on the site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	+	No existing academic, functioning buildings on this site. Removes open space setting of Music Hall.
Existing Building of Historic Value Located on Site	O	Not applicable.

TOTAL FF



Northeast of Music Building -
CMP page 86

Max. envelope above grade: 102,000 gsf
Space to be demolished: NA
Approx. footprint: 12,750 gsf @ 5 floors + basement(s) = 76,500 - 89,250 gsf

Site Evaluation: 12C Fluke Hall/Parking Lot N24

LOCATION

Site is connected and/or adjacent to Paul Allen Center	-	The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department.

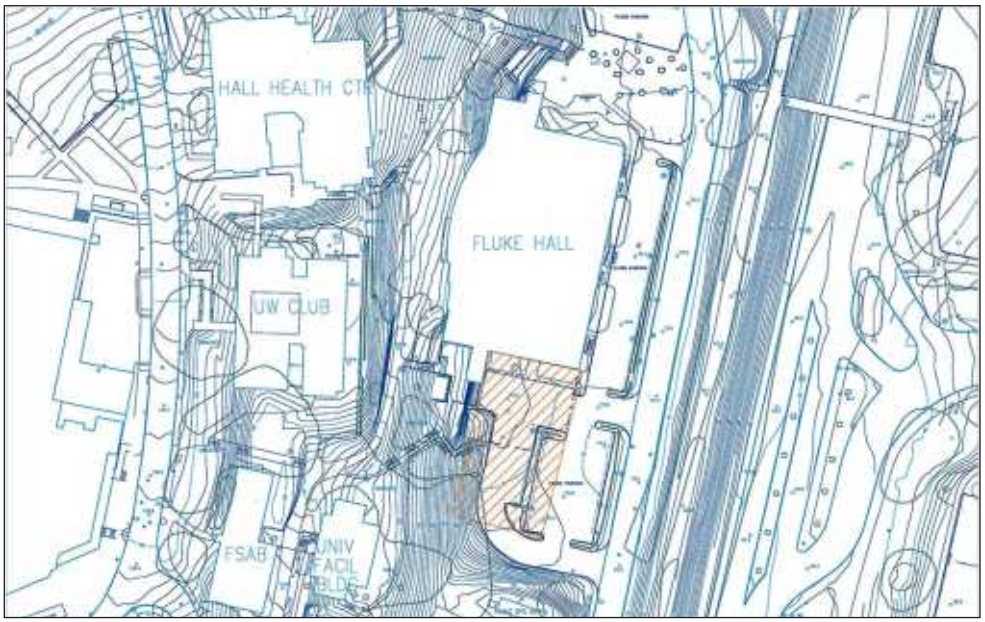
CSE PROGRAM

Program Fits on the Site	FF	The program does not fit on the site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	+	There is no occupied, functioning academic building on this site. Parking in Lot N24 would need to be relocated. A new loading dock area would need to be built to support the separate requirements of each building. The site is viewed as an expansion site for Fluke Hall.
Existing Building of Historic Value Located on Site	O	Not applicable.

TOTAL FF



Fluke Hall/Parking Lot N24 - CMP page 86

Max. envelope above grade: 96,800 gsf
Space to be demolished: NA
Approx. footprint: 12,100 gsf @ 5 floors + basement(s) = 72,600 - 84,700 gsf

Site Evaluation: 13C UW Club

LOCATION

Site is connected and/or adjacent to Paul Allen Center

O The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department and its educational mission.

CSE PROGRAM

Program Fits on the Site

FF The program does not fit on this site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses

▬ An occupied, functioning academic building does not exist on this site. Addition of other use is not compatible with existing use of this facility.

Existing Building of Historic Value Located on Site

▬ This building was added to the National Register in 2010 and is listed on the Washington Heritage Register.

TOTAL **FF**

UW Club - CMP page 86

Max. envelope above grade: 17,600 gsf
Space to be demolished: NA
Approx. footprint: 2,200 gsf @ 5 floors + basement(s) = 13,200 - 15,400 gsf

Site Evaluation: 14C University Facilities Plant Operations Annexes/ Facilities Services Administration Building

LOCATION

Site is connected and/or adjacent to Paul Allen Center	O	The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department and its educational mission.

CSE PROGRAM

Program Fits on the Site	+	The program fits on the site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	O	There are no occupied, functioning, academic buildings located on this site. Four buildings are occupied and maintained for administrative uses, and would have to be relocated.
Existing Building of Historic Value Located on Site	O	Not applicable.

TOTAL **1**

UFPO Annexes/FSA Building - CMP page 86

Max. envelope above grade: 360,000 gsf
Space to be demolished: 44,756 gsf
Approx. footprint: 45,000 gsf @ 5 floors + basement(s) = 270,000 - 315,000 gsf

Site Evaluation: 15C Mechanical Engineering/ Engineering Annex

LOCATION

Site is connected and/or adjacent to Paul Allen Center	+	The site is located adjacent to the Paul Allen Center.

CSE PROGRAM

Program Fits on the Site	+	The program fits on the site.

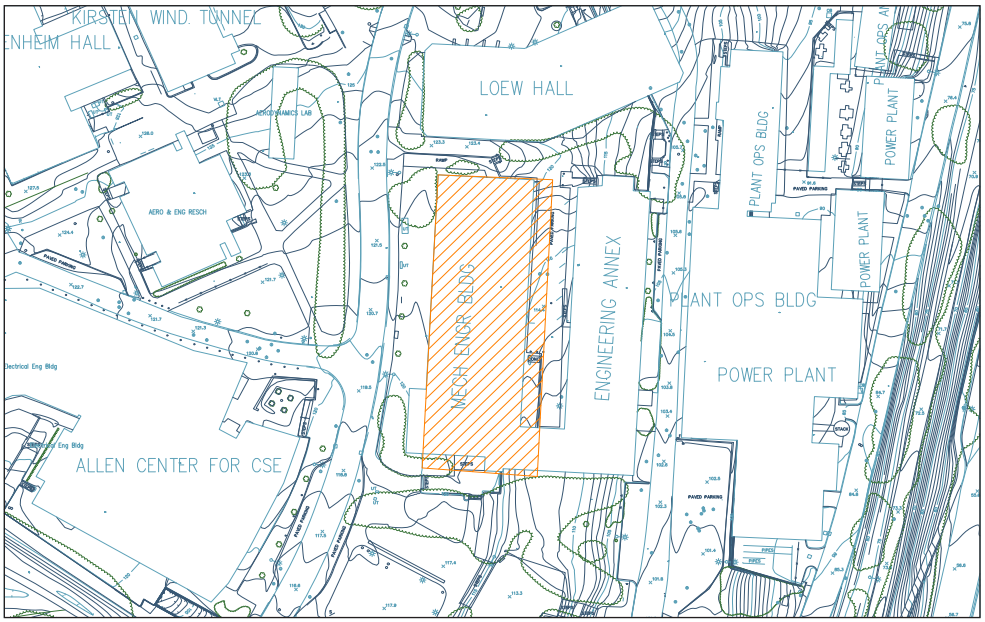
INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	FF	An academic, occupied and functioning building with several years of useful life remaining is located on this site.
Existing Building of Historic Value Located on Site	-	The Engineering Annex building, currently occupied and in use by Engineering, is one of original buildings remaining on campus from the Alaska Yukon Pacific Exposition. Further study would have to be conducted to determine if the building could be preserved should a new building be constructed in place of the Mechancal Engineering Building.

TOTAL FF

Mechanical Engineering/Engineering Annex - CMP page 86

Max. envelope above grade: 303,200 gsf
Space to be demolished; 125,896 gsf
Approx. footprint: 37,900 gsf @ 5 floors + basement(s) = 227,400 - 265,300 gsf



Site Evaluation: 16C More Hall Annex/ Plant Operations Annex 7

LOCATION

Connectivity and adjacency to Paul Allen Center	+	The site is located adjacent to the Paul Allen Center.

CSE PROGRAM

Program Fit	+	The program fits on the site.

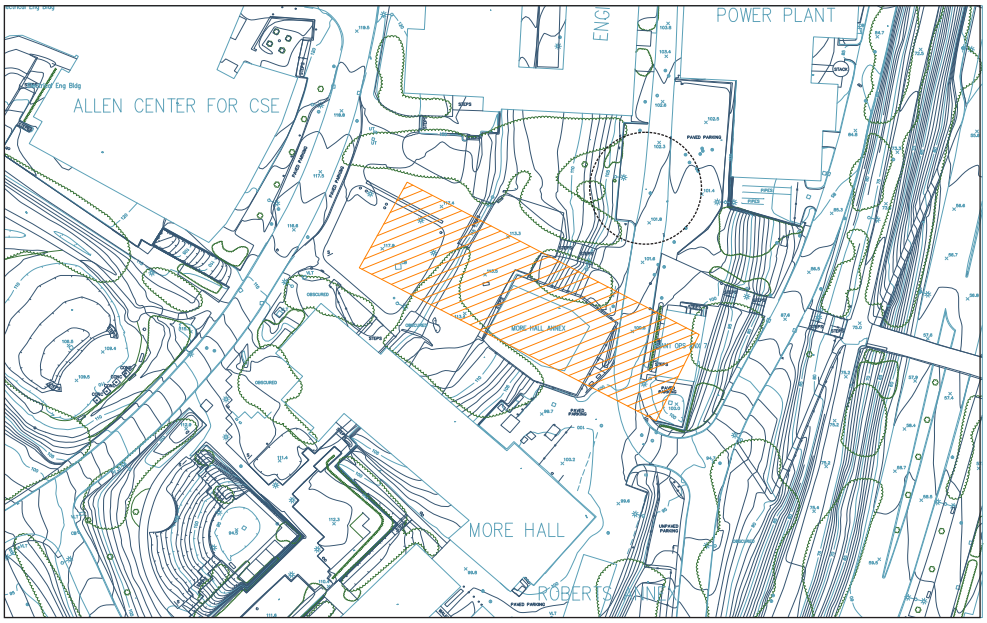
INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	+	There are no occupied, functioning academic buildings located on this site. One building, Plant Operations Annex 7, currently houses administrative staff that could be relocated. The More Hall Annex has been unused and unoccupied since 1988.
Existing Building of Historic Value Located on Site	-	More Hall Annex is listed on the National Register of Historic Places and the Washington Heritage Register.

TOTAL **2**

More Hall Annex/Plant Operations Annex 7 - CMP page 86

Max. envelope above grade: 100,000 gsf
Space to be demolished: 6,677 gsf
Approx. footprint: 20,000 gsf @ 5 floors + basement(s) = 120,000 - 140,000 gsf



Site Evaluation: 18C Wilcox Hall/Roberts Annex Wilson Ceramic Lab/Parking Lot C12

LOCATION

Site is connected and/or adjacent to Paul Allen Center	O	The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department and its educational mission.

CSE PROGRAM

Program Fits on the Site	+	The program fits on the site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	FF	Academic, occupied and functioning buildings with several years of useful life remaining are located on this site and would have to be relocated.
Existing Building of Historic Value Located on Site	O	Not applicable.

TOTAL FF

Wilcox Hall/Roberts Annex/
Wilson Ceramic
Lab/Lot C12. - CMP page 86

Max. envelope above grade: 241,000 gsf
Space to be demolished: 50,328 gsf
Approx. footprint: 48,200 gsf @ 5 floors + basement(s) = 289,200 - 337,400 gsf

Site Evaluation: 20C Winkenwerder Annex/Parking Lot C10

LOCATION

Site is connected and/or adjacent to Paul Allen Center	-	The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department and its educational mission.

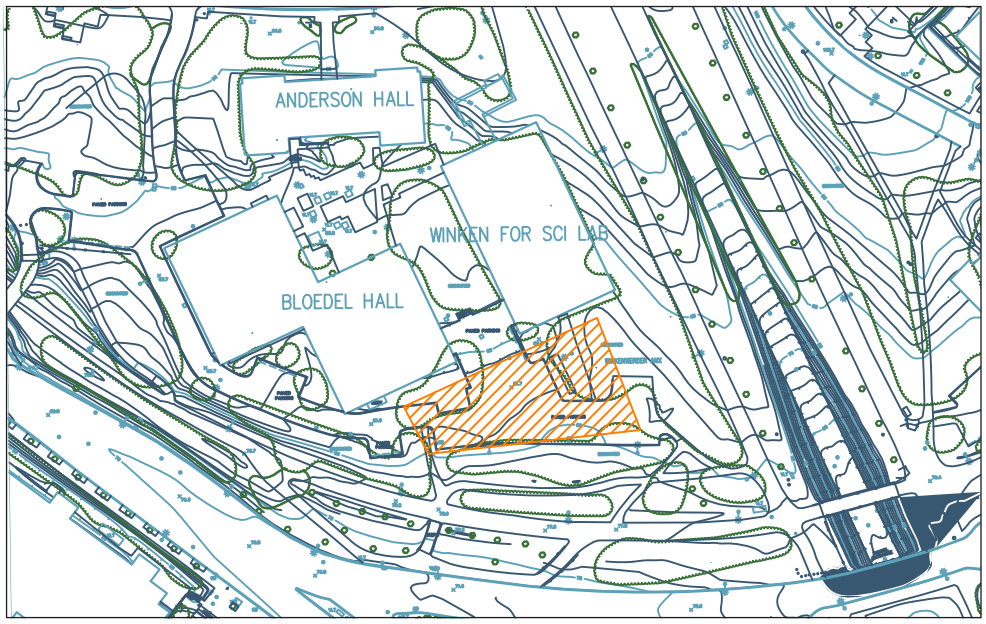
CSE PROGRAM

Program Fits on the Site	FF	The program does not fit on this site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	+	No academic buildings exist on this site. This site has not been identified for a potential use, however, the proximity to the surrounding Forestry buildings and the UWMC to the south would make it a suitable site for Forestry expansion.
Existing Building of Historic Value Located on Site	O	Not applicable.

TOTAL FF



Winkenwerder Annex/Parking Lot C10 - CMP page 86

Max. envelope above grade: 66,000 gsf
Space to be demolished: NA
Approx. footprint: 13,200 gsf @ 5 floors + basement(s) = 79,200 - 92,400 gsf

Site Evaluation: 22C Guthrie Annex 1, 2 & 3

LOCATION

Site is connected and/or adjacent to Paul Allen Center	-	The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department and its educational mission.

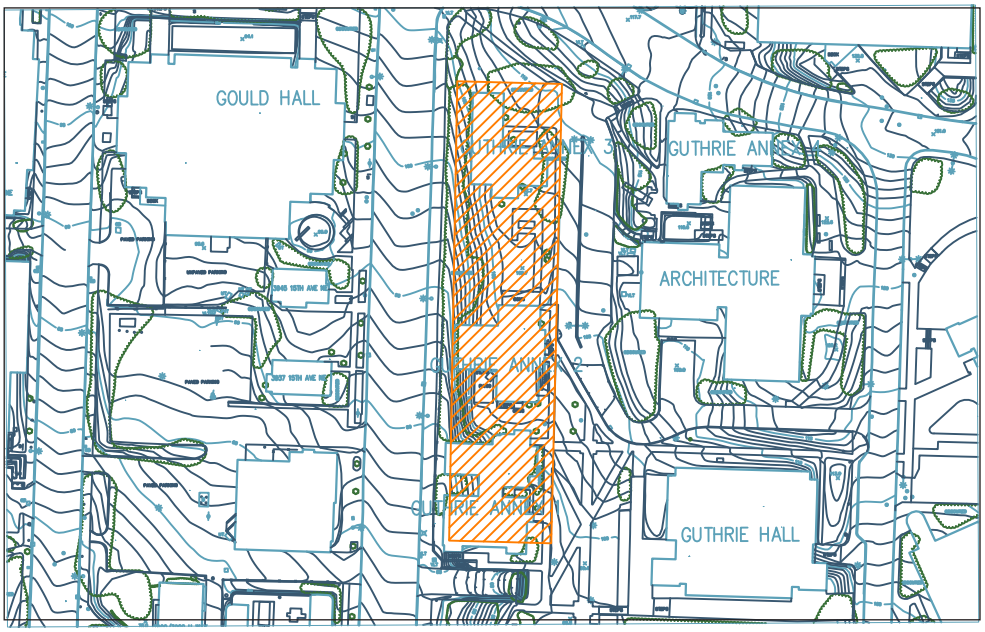
CSE PROGRAM

Program Fits on the Site	+	The program fits on this site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	FF	Academic, occupied and functioning buildings with several years of useful life remaining are located on this site. This site has not been identified for a potential use, however, the proximity to the surrounding Arts and Sciences Buildings and current use by Psychiatry faculty would make it a suitable site for Psychiatry Expansion.
Existing Building of Historic Value Located on Site	O	Not applicable.

TOTAL FF



Guthrie Annex 1,2, & 3 - CMP page 86

Max. envelope above grade: 292,000 gsf
Space to be demolished: 22,736 gsf
Approx. footprint: 36,500 gsf @ 5 floors + basement = 219,000 - 255,500 gsf

Site Evaluation: 23C South of the Henry Art Gallery

LOCATION

Site is connected and/or adjacent to Paul Allen Center

- The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department and its educational mission.

CSE PROGRAM

Program Fits on the Site

FF The program does not fit on this site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses

+ No academic buildings are located on this site. Access to the Henry Art Gallery loading dock must be maintained.

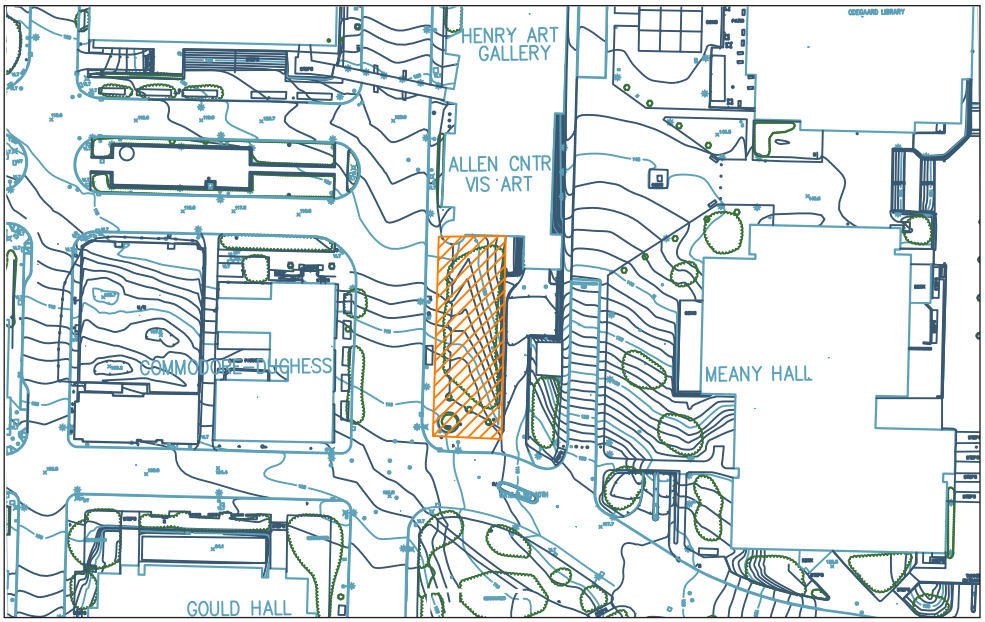
Existing Building of Historic Value Located on Site

O Not applicable.

TOTAL **FF**

South of the Henry Art Gallery - CMP page 86

Max. envelope above grade: 89,600 gsf
Space to be demolished: NA
Approx. footprint 11,200 gsf @ 5 floors + basement(s) = 67,200 - 78,400 gsf



Site Evaluation: 24C Chemistry Library Building/ Parking Lot C7

LOCATION

Site is connected and/or adjacent to Paul Allen Center	-	The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department and its educational mission.

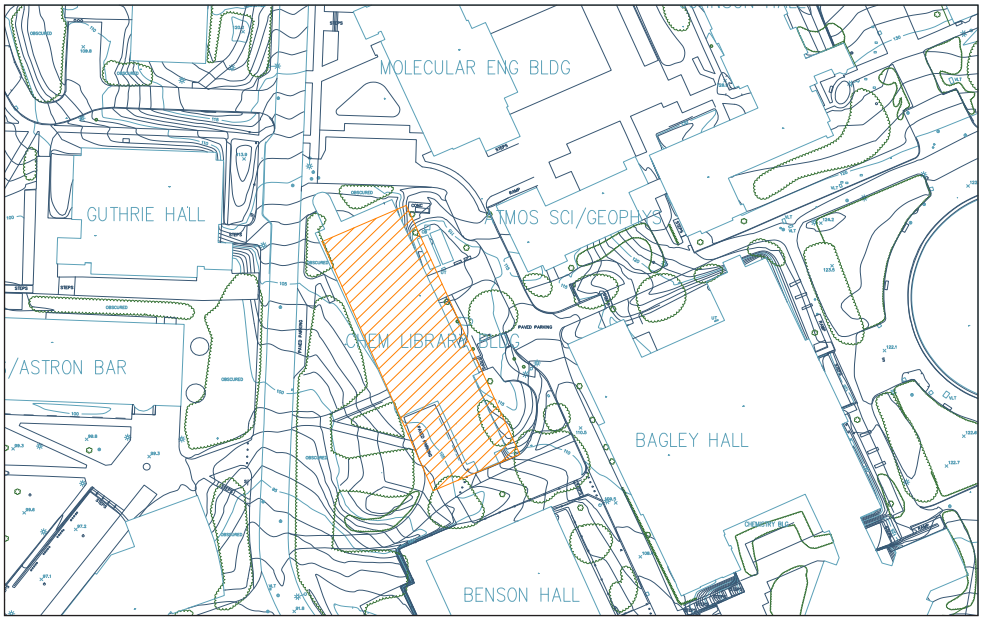
CSE PROGRAM

Program Fits on the Site	+	The program fits on the site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	FF	An academic, occupied and functioning building with several years of useful life remaining is located on this site and would have to be relocated.
Existing Building of Historic Value Located on Site	O	Not applicable.

TOTAL FF



Chemistry Library Building/Parking Lot C7 - CMP page 86

Max. envelope: 160,000 gsf
Space to be demolished: 39,363 gsf
Approx. footprint: 20,000 gsf @ 5 floors + basement(s) = 120,000 - 140,000 gsf

Site Evaluation: 26C Sieg Hall

LOCATION

Site is connected and/or adjacent to Paul Allen Center	O	The site is not adjacent to the Paul Allen Center and therefore does not meet a critical programmatic requirement of the Computer Science Department and its educational mission.

CSE PROGRAM

Program Fits on the Site	+	The program fits on the site.

INSTITUTIONAL ISSUES

Impact on Existing & Future Uses	FF	An academic, occupied and functioning building with several years of useful life remaining is located on this site and would have to be relocated.
Existing Building of Historic Value Located on Site	-	Sieg Hall is over 50 years old. An HRA would need to be conducted.

TOTAL FF

Sieg Hall - CMP page 86

Max.envelope: 140,800 gsf
Space to be demolished: 57,180 gsf
Approx. footprint: 17,600 gsf @ 5 floors + basement(s) = 105,600 - 123,200 gsf