

UNIVERSITY OF WASHINGTON
DETERMINATION OF SIGNIFICANCE
AND REQUEST FOR COMMENTS ON SCOPE OF SEIS

Project Name: North Campus Student Housing – Seattle Campus

Proponent: University of Washington

Description of Proposal: The project involves several components. They include: Very limited work in Hansee Hall; the replacement of Haggett and McCarty Halls with new student residence halls; and development of new student residence halls on what is currently the location of the existing tennis courts bordering Denny Field. The proposed redevelopment of the North Campus student housing (excluding McMahon Hall) will accommodate approximately 3,200 students total, and include student residential community spaces, landscape improvements, new open space features, parking, utility work, street improvements and regional amenity spaces. This is a 350-bed increase from the current North Campus capacity. Three options will be studied for McMahon Hall: demolish the building and retain it as a building site for housing or academic use; partially renovate the building for student housing; or convert the building for academic use or staff offices.

Location of Proposal: The project encompasses a large portion of the north part of the Seattle Campus including Seattle Campus Master Plan sites 7C and 8C. The area is approximately bounded by Pend Oriell Road NE on the south and east, Stevens Way NE on south and west, Klickitat Lane on the west and NE 45th Street on the north.

Lead Agency: University of Washington

EIS Required: The Lead Agency has determined that this proposal has the potential to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) will be prepared pursuant to Chapter RCW 43.21C.030. Materials can be reviewed at the Capital Projects Office (206) 543-5200.

Scoping: Agencies, affected tribes and members of the public are invited to comment on the scope of the SEIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Please provide written comments to the contact person by the date specified.

The Lead Agency has identified the following areas for discussion in the EIS: traffic (construction and operation); impacts associated with construction; housing; light and glare; aesthetics; recreation; historic and cultural preservation and open space.

Two alternatives will be studied: the preferred project site and no action: Because of specific program and locational objectives of the North Campus Student Housing Project, other sites identified in the CMP-Seattle 2003 for potential development (referred to herein as alternative sites) are not considered in this SEIS because these sites would not meet the following project objectives as defined by the University of Washington at a lower environmental cost (per WAC 197-11-440(5)).

- Improve and expand existing student housing in the North Campus through the deconstruction/reconstruction of existing student housing facilities and construction of adjacent new student housing.
- Enhance the residential village character of the North Campus and foster a sense of community through the establishment of a community exhibiting housing with student supporting uses, ease of walkability, and accessible open space.
- Locate new student housing in proximity to existing north campus housing to allow efficient joint use of student support functions and amenities including dining services, meeting and social spaces, health services, and academic support services. Efficient joint use would thus minimize need for duplicate student support services and amenities in other areas of campus.
- Locate new student housing on CMP-Seattle 2003 sites identified for "Housing" use to not foreclose future academic use on CMP sites identified for "Academic" use.
- Strengthen student connection to the University by taking advantage of existing open spaces such as Denny Field and Archery Range.
- In addition to not meeting identified project objectives, locating new student housing on alternative sites would result in the potential for environmental impacts associated with demolition of structures, conversion of open space, displacement of parking, and construction generated noise and air emissions in proximity to academic uses.

Comment Deadline: May 21, 2015

Responsible Official and Contact Person:

Jan Arntz
Environmental and Land Use Compliance Officer
Capital Projects Office
Box 352205
Seattle, WA 98195-2205
(206) 543-5200

Date: April 30, 2014

Signature:  _____
Jan Arntz