



City of Seattle

Department of Planning & Development

D.M. Sugimura, Director

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

**Project Number:** 3011644

**Applicant Name:** Jodi Patterson-O'Hare on behalf of the University of Washington

**Address of Proposal:** 3925 Adams Lane NE

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow five, 5-8 story towers of student housing containing approximately 286 rooms with a total of 936 beds on the University of Washington Campus. Project includes approximately 52,700 cubic yards of grading and 97,000 square feet of demolition (Mercer Hall). Review also includes the proposed removal of seven exceptional trees. Parking for 170 vehicles to be provided in two levels below grade. Draft and Final Supplemental Environmental Impact Statement issued by the University of Washington

The following approvals are required:

**Administrative Design Review (SMC23.41.016)**

**SEPA - To impose conditions - SMC 25.05**

**SEPA DETERMINATION:**  Exempt  DNS  MDNS  EIS<sup>1</sup>

DNS with conditions

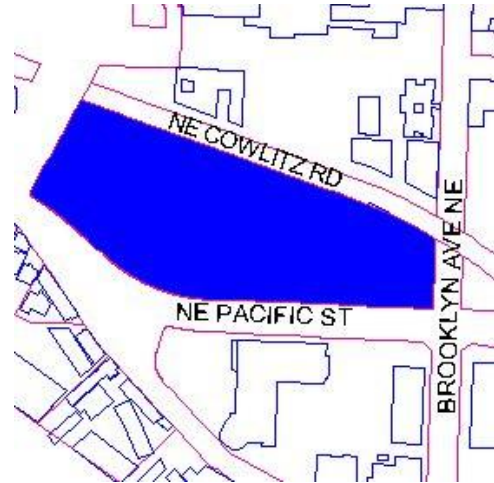
DNS involving non-exempt grading, or demolition, or  
Involving another agency with jurisdiction

<sup>1</sup> UW issued the Draft Supplemental Environmental Impact Statement on July 10, 2009 and Final Supplemental EIS on December 11, 2009. UW issued an SEIS Addendum on May 25, 2011

## **BACKGROUND INFORMATION**

### Site and Vicinity

The development site identified as Site 29W/42W in the Campus Master Plan (CMP) is bounded by Eastlake Avenue NE to the west, NE Cowlitz Rd. to the north, Adams Lane NE to the east, and NE Pacific St. to the south **(Note: the development area is located in the western one half of the parcel colored blue).**



The project is located in the west campus area and is designated Major Institution Overlay (MIO) with a 65 foot height limit. The west campus is primarily comprised of residential student housing, and academic and administrative uses. To the immediate north of the site is the Burke Gilman Trail; north of the trail are University academic and research uses, Terry Hall and a paved parking lot. Stevens Court is located to the east of the site and consists of three to four story University student apartment buildings. To south of the site are University academic use buildings, paved parking lots, and marine storage uses. The University Bridge is located to the west of the site. University office and research uses are located further west.

Currently located on the site is Mercer Hall, which is approximately 82,000 gsf in size and contains 455 student beds; and a University surface parking lot (Lot W39) with 73 parking spaces. The site contains open space and mature landscaping. There are 155 trees on and adjacent to the site of which 7 are exceptional under the City's Tree Protection Ordinance (SMC25.11).

## **PROJECT DESCRIPTION**

The proposal is to construct five buildings with approximately 290 student apartment units which will accommodate 936 student beds. The project will also include approximately 3,000 square feet of retail space and 170 underground parking spaces.

The proposed project design includes five buildings with underground parking, located on site in a manner that permits open space and public views from the north across the site to the water and the downtown skyline beyond. The buildings range from 65 feet to 80 feet in height the project is designed around a central plaza and several courtyards between the buildings. The central plaza is designed to be a gathering space for residents and the general public. It is designed to take advantage of views to the south and will include landscaping, seating, and connections to the adjacent Burke-Gilman Trail and adjacent sidewalks along NE Pacific Street and Adams Lane. A coffee roaster is planned in the building immediately adjacent to the plaza with outdoor seating provided in the plaza. The primary entrances to the buildings will be from the central plaza. Parking will be located in an underground garage with access from Eastlake Avenue E. The project will maintain and/or replace the existing canopy of all exceptional trees and trees over 2 feet in diameter as required by code and replace all other removed trees. An

Austrian pine, Vince maple and Redwood will be removed and mitigated on-site. A Stripebark maple and two Grosser's maples will be transplanted on site near the Burke-Gilman trail. A Mayten will be relocated to Parrington Lawn located north of the project site in the Central campus.

The project required the following minor amendments to the CMP:

- Revise the Campus Master Plan with regard to planned open space and development on sites 42W and 29W, including demolition of Mercer Hall; and
- Transfer 535,000 gross square feet of development capacity from the Central campus area to the West campus area.<sup>2</sup>

DPD determined on April 18, 2011 through Interpretation 11-001 that the CMP amendments listed above are minor amendments.

### **Public Comments**

Notice of Administrative Design Review Early Design Guidance was published on December 20, 2010. One comment letter was received. Notice of Application of Administrative Design Review was published on February 3, 2011. No comments were received.

### **ADMINISTRATIVE DESIGN REVIEW**

#### **Design Review Requirement**

There are seven trees on the project site that are designated as exceptional pursuant to the Tree Protection Ordinance (SMC 25.11). Three of these trees will be removed; four will be relocated. The ordinance prohibits removal or relocation of exceptional trees without administrative design review:

The Director may permit an exceptional tree to be removed only if the applicant demonstrates that protecting the tree by avoiding development in the tree protection area could not be achieved through the development standard departures permitted in Section 23.41.012.

The University has asserted that avoiding the exceptional trees will result in unacceptable changes to the project due to a loss of open space, student beds, and/or parking spaces for the following reasons:

- 7868 – This tree is located in the footprint of proposed Building A, the east-west-oriented building. It is not possible to move the building north due to the existing sewer easement and the Burke-Gilman Trail. The building cannot be moved south without significantly reducing the bed counts in Buildings B-E. Reducing the size of Building A to conserve the tree would result in a loss of beds.
- 7884 – This tree is located in the footprint of proposed Building D and the underground parking garage. Relocating the building and parking garage to

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<sup>2</sup> The transfer of gross developable floor area benefits the entire West Campus Housing project, including this site.

- conserve the tree would require a substantial reduction in the size of the parking garage with a loss of parking spaces, and would also result in a loss of student beds.
- 7876 – This tree is located in the footprint of the underground parking garage. The consulting arborists concluded that this tree is not healthy. It suffers from root decay and is unlikely to have a long life expectancy even if the garage was reduced in size to conserve the tree.
  - 7885 and 7886 – These trees are located in a raised planter area approximately 10 feet higher than the grade necessary for construction of Building E. Building around the trees while preserving the proposed building orientation would result in a loss of beds. Re-orientation of the building to avoid the trees would result in a domino effect on the orientation of the other buildings to the west, resulting in a loss of beds throughout the project and an unacceptable change in the size and orientation of the proposed courtyards.
  - 7896 – This tree is located in the footprint of Building D near the middle of the building. Avoiding the tree would result in a loss of beds and/or unacceptable compromise in the size of courtyards, the same as for trees 7885 and 7886.
  - 7797 – This tree is located in the footprint of proposed Building B at its south end. Preservation of the tree would result in a loss of student beds. It would also eliminate the proposed at-grade connection to NE Pacific St. at this end of the site, because the tree is located behind a retaining wall and approximately 11 feet above NE Pacific St.

### **Discussion**

After visiting the site, considering the analysis of the site and context provided by the proponents, and reviewing public comment letters, DPD has provided the siting and design guidance described below and identified by letter and number those siting and design guidelines found in the CMP and in the City of Seattle’s “Design Review: Guidelines for Multifamily and Commercial Buildings” (“Citywide Design Review Guidelines”) of highest priority to this project.

### **CAMPUS MASTER PLAN (CMP) – SEATTLE 2003**

#### **Building Design (CMP pp. 21-22)**

**All new projects must satisfy the following design requirements:**

- **Maintain continuity with the context of surrounding buildings, or if the existing context is not clear or valued, contribute to the establishment of a new context.**

The existing context is varied. It includes: the University Bridge to the west; the taller Applied Physics Lab and Terry Hall to the north; the lower Stevens Court residences to the east, and the low-rise industrial and recreational waterfront activity to the south. The proposed project should be a balance between maintaining continuity with this varied context in addition to establishing a new context. Based on the preliminary design as it would be viewed northbound on the University Bridge, it appears that the height and bulk of the project provides this

balance through a progressive stepping up of height and bulk from the waterfront development on the south to the larger developments to the north including the UW Tower in the near distance.

- **Conserve valued elements of existing buildings and landscape; enhance their presence with the new development.**

The project should retain or replace all the existing 155 trees. The project should retain or relocate exceptional trees, on site if feasible, and replace the canopy of exceptional trees and trees over 2 feet in diameter that must be removed.

- **Express function in the design concept of the building through form and organization.**
- **Express the structural rhythm of the structure.**

The project should use form and organization to express its function as a residential community. The project should include gathering spaces such as the proposed central plaza and the proposed courtyards. It should include differences in building materials and other design elements to express different elements of the building.

- **Express entrances, places of gathering, transition from outside to inside, and protection from weather.**

The building entrances should be designed along the plaza to provide transitions from outside to inside. Protection from weather should be provided.

- **Promote low maintenance and operating costs.**

The project should be designed with durable exterior building materials and designed to be energy efficient.

- **Express a sense of permanence and provide for opportunities for buildings to age well.**

The exterior building materials should express a permanent character and age well.

- **Express designs that consider the broadest possible spectrum of human ability in use of spaces and products.**

The project should be designed to be fully accessible regardless of mobility.

- **Building design and placement should accommodate convenient pedestrian circulation.**

The project should include convenient pedestrian connections to its surroundings including the pedestrian paths and sidewalks on all four sides. It should pay special attention to the connections to the Burke-Gilman Trail to the north. It should improve the connection of the site to NE Pacific St. to encourage pedestrian connections towards the waterfront areas to the south.

- **Buildings proposed adjacent to or near the Burke-Gilman Trail should be designed to consider impacts on the Trail from light and glare, shadows, height, bulk, and scale.**

Building A which is planned to be located near and along the Burke-Gilman Trail should be designed as inviting to pedestrians on the Trail, to minimize the impacts of shadows, height, bulk and scale. One effective approach would be to include the two proposed 2-story openings to reduce bulk of the building and to encourage pedestrians to see and walk through the buildings to the central plaza beyond as presented in the design. The building should also include windows and other transparency that allow pedestrians on the Trail to see into common areas on the ground floor including the proposed coffee roaster space. Lighting should be designed to avoid light spillage onto the Trail.

- **Exterior lighting will be designed to consider the impact of light and glare on surrounding buildings and spaces in the community and on campus consistent with the needs of safety and security.**

Exterior lighting should be designed to be shielded and directed away from surrounding buildings and property. Lighting should be provided at the sidewalks, paths, plaza and courtyards for safety and security.

- **Design solutions responsive to context, climate, and energy conservation are encouraged .... Contextual responses can be accomplished through siting, choice of materials, form, scale, massing, and aesthetic references. These should be considered as ways to respond to the positive attributes of buildings in the surrounding area. Response to context may be expressed with the overall form and scale of the building or as an element or detail which places or anchors the building in context. Examples are an entrance, corner, tower, roof, profile, and details.**
- **It is important to consider the existing or emerging context in order to develop a project, building, and/or landscape appropriate to a specific place and the University as a whole. The time, the uniqueness of the function of the building, and the objective of contributing to, enriching, and adding to that place and context is also important. While buildings are used for different programs over time, they usually express in their form and elevations specific functions such as lecture halls, classrooms, offices, laboratories, and circulation.**

The project should be responsive to its context through its choice of exterior building materials, form and massing. The project should be designed to take advantage of contextual views to the south across the plaza and between the buildings. In addition where feasible proposed buildings B through E should include design elements that take advantage of the views and the sunlight to the south.

- **Climatic responses and energy conservation measures may include natural light-filled interior spaces for gathering and circulating (especially where related to entry) and “green” roof technology that considers storm water treatment and softened views from the upper levels to buildings below .... (Guidelines relating to environmental stewardship and sustainability principles are also included in Sustainable Construction and Resource Conservation at CMP p. 23.)**

The project should be designed to include climatic responses and energy conservation measures. It should have natural ventilation including windows that open and allow for natural air flow in warm weather.

- **Depending on the context and nature of existing buildings, new buildings may be background or foreground. They may stand alone or be part of a larger grouping. Almost always, buildings should be conceived in concert with pedestrian circulation, open space and landscape and often will form outdoor space.**

The project should be designed to fit the building into the neighborhood to the extent feasible and incorporate outdoor space. The project should be designed to support pedestrian circulation to and within the project. Street-level landscaping should be provided.

### **Scale, Materials, and Detailing (CMP pp. 22-23)**

- **The scale of the buildings should be considered in two ways. First, the overall scale – size, footprint, height, and profile – must be considered in relation to its surrounding buildings and open space. Usually, buildings will be “in scale,” similar to their surroundings and appropriate to the development area and use, unless the building or site is a landmark deserving special prominence. Second, a building should be experienced at various scales, one superimposed on another that is either reinforcing or contrasting. The overall scale of a building and smaller, more intimate levels of scale simultaneously should be perceived and understood. Elements that contribute to legibility at more intimate scales include windows, entrances, bases, and roof edges.**

The overall scale of the project should be consistent with the surroundings, e.g., limited to MIO height limit of 65 feet. At this height, the buildings would be slightly higher than the adjacent University Bridge and would provide a stepped-up transition from the lower waterfront structures on the south to the taller Applied Physics and Terry Hall buildings to the north, and the much taller UW Tower in the near distance. In addition, the project should be designed as proposed to allow a smaller and more intimate level of scale for pedestrians on the central plaza as the buildings step down the grade to the south.

- **Material choices should emphasize integrity of materials in their natural state. They should be of a permanent nature, able to age well, and express appropriate craftsmanship in their detailing and application. Material options will vary depending upon the campus area.**

A variation in exterior materials should be used. This should include brick to tie the building into the university campus, and metal to relate to the industrial waterfront to the south.

- **Detailing should convey a building’s function, contemporary use of technology, and the nature of materials, structure, and systems used. Details should also address scale by helping to make the buildings sensitive to the pedestrian through providing multiple levels of perception at varying distances.**

See comments above.

## **CITYWIDE DESIGN REVIEW GUIDELINES**

### **A. Site Planning.**

#### **A-1 Responding to Site Characteristics**

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views of other natural features.

#### **A-7 Residential Open Space**

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

#### **A-8 parking and Vehicle Access**

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

The project should be designed to take advantage of its context including views to the south, the Burke-Gilman Trail on the north, and the other unique characteristics of the site. It should include pedestrian connections from the Burke-Gilman Trail into the proposed central plaza/gathering place with views toward the water and downtown skyline to the south. Buildings B-E should be oriented on north-south axes as proposed to allow views from and sunlight to the central plaza and the courtyards between the buildings. Parking and vehicles access should not conflict with courtyards and plazas.

### **B. Height, Bulk, and Scale.**

#### **B-1 Height, Bulk and Scale Compatibility**

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide sensitive transitions to near-by less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

Project will meet the height limit of the MIO, to keep the buildings in scale with surrounding development including taller buildings to the north. The central plaza and courtyards should be sized to mimic the widths of rights-of-way through the University campus, to allow a feeling of proportionality of streetscape. Building A should include the proposed two-story openings and ground-level transparency, to create an open and inviting relationship to the Burke-Gilman Trail and minimize the impacts of building bulk and scale on the Trail.

### **C. Architectural Elements and Materials.**

#### **C-3 Human Scale**



**The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale**

Pedestrian- oriented open space such as the proposed public plazas and courtyards should be incorporated into the design.

**D. Pedestrian Environment.**

**D-6 Screening of Dumpsters, Utilities and Service Areas**

Dumpsters, utility and service areas should be appropriately screened.

**E. Landscaping.**

**E-3 Landscape Design to Address Special Site Conditions**

**The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.**

Project proposal should include retention/replacement of the existing tree canopy and appropriate landscaping of the plazas, courtyards, and other open space including adjacent streetscapes with consideration of views from the Burke Gilman Trail.

**Analysis and Decision – Administrative Design Review**

DPD has reviewed the land use code development standards applicable to this project to determine if there are any departures that could be granted that would allow the applicant to avoid development in the tree protection areas. DPD finds that there are no development standard departures that, if approved, will allow the project to preserve an exceptional tree. DPD has determined there are no departable development standards that are applicable to development at this site. Development at this site is governed by the Campus Master Plan and not by the development standards of underlying zoning that are departable through the Administrative Design Review process. Therefore, protecting the trees through a development standard departure is not possible in this instance. Furthermore, departures from the development standards of the CMP even if departable through the Administrative Design Review process would not allow retention of the exceptional trees. Nevertheless, DPD is still required to proceed with the Administrative Design Review process as detailed in 23.41.016.

After considering the proposed design and the project context, public comment, and priority guidelines identified for this proposal, The Director of DPD finds that the proposal is consistent with the City of Seattle Design Review *Guidelines for Multifamily & Commercial Buildings*.

**DECISION - ADMINISTRATIVE DESIGN REVIEW**

The Administrative Design Review application is **Approved**.

## **SEPA ANALYSIS**

Environmental impacts of the proposal have been analyzed in environmental documents prepared by the University of Washington. The initial disclosure of the potential impacts from this project was made in the Draft Supplemental Environmental Impact Statement for the University of Washington West Campus Student Housing Project Phase IA and 1B issued July 10, 2009; the Final Supplemental Environmental Impact Statement issued December 11, 2009; and, the EIS Addendum issued May 25, 2011.

The Department is reviewing the environmental impacts of the proposal in order to impose further conditions if necessary. This proposal is reviewed under substantive SEPA authority. Disclosure of the potential impacts from this project was made in the environmental documents listed above. This information, supplemental information provided by the applicant and the experience of this agency with review of similar projects form the basis of this analysis and conditioning.

The SEPA Overview Policy (SMC 25.05.665) establishes the relationship between codes, policies, and environmental review. Specific policies for specific elements of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

### **Short-Term Impacts**

The following short-term impacts have been identified in the University of Washington's environmental documents: Noise from demolition, earthwork and construction; Construction related impacts including green house gas emissions, hazardous material removal, truck traffic, and loss of trees and vegetation. Adopted Codes and Ordinances and other Agency review, such as the Noise Ordinance, Street Use Ordinance, Tree Protection Ordinance, Stormwater Code, Grading Code and PSCAA, will appropriately mitigate these and other use-related adverse impacts created by the proposal. Further, the University's environmental documents specify measures that will appropriately mitigate identified long-term impacts. However, further analysis and/or conditioning of some long-term impacts are warranted.

#### **Noise**

Short-term noise from construction will be generated during working hours. Noise levels during construction will be expected to comply with University standards and the City of Seattle Noise Ordinance. Potential mitigation measures are listed in the FSEIS. These measures will need to be implemented as necessary to meet the requirements of the Seattle Noise Ordinance and may be used, at the University's discretion, to obtain a higher degree of mitigation than required. No further conditioning will be required.

Construction Impacts

The project is likely to cause some minor soil erosion from grading and other site work while the earth is exposed during construction. These include decreased air quality due to dust and other particulates produced by construction equipment and operations, and tracking of mud and dirt onto adjacent streets by construction vehicles. These air and earth impacts are expected to be minor in scope and would be limited to the period of site preparation, estimated to be about four months. Several adopted City codes and ordinances provide adequate mitigation. The Street Use Ordinance provides for watering the streets to suppress dust; the Grading Code and Stormwater Code provides for mitigation of earth impacts related to grading and excavation, such as soil erosion and runoff and the Seattle Building Code provides for appropriateness of construction measures in general.

Approximately 52,700 cubic yards of cut material will result from the project. Although this amount of grading is higher than the amount analyzed in the Final Environmental Impact Statement for the West Campus Housing Project, the increase will not produce any probable, significant, adverse environmental impacts. Truck related traffic from construction workers and equipment will impact roadways in the vicinity of the project sites. Truck traffic associated with site excavation and grading will also impact area roadways. The Project will produce approximately 5,270 truck trips (assuming trucks removing cut arrive empty and trucks delivering fill depart empty). Truck trips associated with excavation will be distributed over multiple days and during non-peak times. In addition to excavation-related truck traffic, materials and machinery deliveries are also anticipated.

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

Pedestrian and bicycle routes would be temporarily affected by construction. Temporary bicycle and pedestrian routes would be in effect for the duration of all Phases. Some automobile parking spaces on or near the sites would be relocated to other parts of campus.

There will be a displacement of the existing parking lots, including approximately 69 surface stalls, on the proposed sites. There is both structured parking and surface parking located on campus within several blocks of the project sites. These facilities would serve as construction-worker parking and parking for any dislocated parking permit holders. There will also be the loss of 3 vehicle on-street parking spaces and up to 2 motorcycle on-street stalls. This temporary loss of parking is not anticipated to be significant.

The University of Washington and the contractor for the project will prepare a construction traffic plan for workers and construction vehicles. This plan shall be submitted to DPD prior to issuance of a construction permit. The plan shall outline delivery routes for truck trips to

minimize disruption to traffic flow on adjacent streets and roadways, including appropriate signage, flaggers, route definitions, flow of vehicles and pedestrians during construction. The plan shall identify truck and construction equipment circulation routes between the site and regional routes such as I-5 or SR 520. The plan shall require delivery trucks and material transportation trucks to avoid A.M. and P.M. peak traffic periods on City streets. The proposal will be conditioned to require a Construction Management Plan to be reviewed and approved by DPD and SDOT prior to issuance of a Demo, Grading or Construction Permit. No further mitigation is required.

An arborist report was completed for the project, identifying and evaluating 155 mature trees on and adjacent to the site. It was determined that 7 trees meet the definition of “exceptional” per the City of Seattle’s Director’s Rule 16-2008. Four of these trees are robust enough to withstand transplanting and the University intends to relocate these trees, on site if possible. The other three are not expected to survive a transplant, and must be removed to make room for the proposal.

1. The Tree Protection Ordinance at Chapter 25.11 SMC requires replacement of the canopy lost due to removal of exceptional trees and trees with trunks over two feet in diameter, measured 4.5 feet above grade. The University will retain or replace the canopy of all exceptional trees and trees with trunks exceeding two feet in diameter that are removed. In addition, to compensate for the loss of existing, healthy, smaller trees, the University intends to plant one new tree for each tree removed. These replacement trees will be planted on the development sites and/or on other public property. All new trees would be appropriate species for the urban environment as approved by the City of Seattle and the number and size of the new trees would meet or exceed the City of Seattle requirements for tree replacement. This planned one-for-one replacement exceeds the requirements of the Tree Protection Ordinance. DPD will further mitigate this proposal to require the University to incorporate the Temporary Tree and Plant Protection and Transplanting Plan as reviewed and approved by DPD into construction permits. Section 1.2.A shall be amended to include an Arborist at the on-site pre-installation meeting. Section 3.13 shall include a section that any replacement of Exceptional trees must meet SMC 25.11.090 and be submitted for review and approval by DPD.

### **Long-Term Impacts**

The following long-term or use related impacts were identified in the University’s environmental documents: noise; land use; housing; aesthetics; historic and cultural resources; and transportation. Adopted Codes and Ordinances such as the Tenet Relocation Ordinance, Noise Ordinance and Land Use Code will appropriately mitigate these and other use-related adverse impacts created by the proposal. Further, the University’s environmental documents specify measures that will appropriately mitigate identified long-term impacts. No further mitigation is warranted, except to adequately mitigate potential impacts to historic and cultural resources the proposal will be further mitigated to require that if resources of potential archaeological significance are encountered during excavation or construction, the responsible project/construction manager/director shall stop work immediately and notify the appropriate departments of the University of Washington, Department of Planning and

Development and the State Department of Archaeology and Historic Preservation so that appropriate evaluation and consultation can take place before construction resumes.

**SEPA CONDITIONS**

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

1. The University of Washington will prepare a construction traffic plan for workers, for review and approval by SDOT and DPD. The plan shall outline delivery routes for truck trips to minimize disruption to traffic flow on adjacent streets and roadways, including appropriate signage, flaggers, route definitions, flow of vehicles and pedestrians during construction. The plans shall identify truck and construction equipment circulation routes between the site and regional routes such as I-5 and/or SR 520. Trucks related to the construction activity should avoid peak periods of 7:00 – 9:00 A.M. and 3:00 - 6:00 P.M., Monday through Friday.
2. The Temporary Tree and Plant Protection and Transplanting as reviewed and approved by DPD shall be incorporated into construction permits. Section 1.2.A shall be amended to include an Arborist at the on-site pre-installation meeting. Section 3.13 shall include a section that any replacement of Exceptional trees must meet SMC 25.11.090 and be submitted for review and approval by DPD.

*For the life of the Project*

3. If resources of potential archaeological significance are encountered during excavation or construction, the responsible project manager/director shall stop work immediately and notify the appropriate departments of the University of Washington, Department of Planning and Development and the State Department of Archaeology and Historic Preservation so that appropriate evaluation and consultation can take place before construction resumes.

Signature: \_\_\_\_\_ (signature on file) Date: June 2, 2011  
Stephanie Haines, Senior Land Use Planner  
Department of Planning and Development  
Land Use Services

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