Addendum to
Environmental Impact Statement

Western Washington University Campus Master Plan

NBBJ

November, 1996
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I. Project Description

A. Background

Western Washington University (WWU) continues planning for the future to fulfill its educational mission by improving and expanding facilities and campus infrastructure. This physical aspect of the campus master planning process also continues to be integrated with the environmental requirements of the State Environmental Policy Act (SEPA).

The conceptual campus master plan was approved by the Board of Trustees in July, 1993. This plan was the subject of a programmatic Draft Environmental Impact Statement (Draft EIS, April, 1993) and Final Environmental Impact Statement (Final EIS, July, 1993) which provided relevant information early in the decision making process.

Changing conditions and new information are expected in planning for the future WWU campus. Minor revisions to the conceptual campus plan are now proposed which do not substantially change the analysis of significant impacts and alternatives in the previously prepared environmental documents.

This document is an Addendum to the Final EIS for the WWU Campus Master Plan. It incorporates by reference the environmental documents associated with the master plan, including the Draft EIS and WWU data sources (see Draft EIS Appendix B).

The purpose of the Addendum is to provide additional information and analyses, describe the master plan changes, identify the relationships with the environmental analysis, fulfill environmental requirements and facilitate informed decision-making. It is issued by WWU, the Lead Agency. The Addendum has been prepared in compliance with the State Environmental Policy Act (RCW 43.105 as revised).

The Addendum is being circulated to the distribution list included in this document prior to review of the master plan by the City of Bellingham Planning Commission. Final action will be sought with approvals from both the Bellingham City Council and the WWU Board of Trustees. The campus plan is expected to be adopted as part of the Bellingham Comprehensive Plan. The plan will also be the basis for more detailed planning and project implementation by WWU.

More information or responses to questions can be obtained from Mr. Rick Benner, Manager, Facilities and Master Planning Office, Physical Plant, 26th and Douglas Streets, Bellingham, WA. 98225-9122. (Telephone 360 650-3580).

B. Project Scope

The proposed action is approval and implementation of the revised conceptual campus master plan for Western Washington University. Plan modifications and impact and mitigation differences are described in this Addendum. The programmatic action is a conceptual framework that defines land use, circulation, open space, and land acquisition over a ten year timeframe (1993-2003). The total amount of envisioned development and the fundamental campus concept remain unchanged.

The plan revisions respond to State mandates for enrollment, different academic program goals and priorities, changing demands for outdoor recreation facilities and on-campus parking and the need for improved efficiencies and spending reductions given economic conditions/State funding appropriations. The plan revisions respond directly to these new conditions and seek to enhance educational accessibility to students. The key revisions to the campus plan are depicted in Figure 1 and include:

- Accommodate gradual increase in student enrollment of approximately 150 students per year to a maximum target set by the State of 12,500 full time equivalent students (FTE's).
- Cluster academic zones and group buildings in the south campus to be more compact and pedestrian accessible (within 10 minute walking zone from campus core)
- Create stronger physical links with the Fairhaven College with extension of the campus core
- Relocate academic buildings from the existing track area to form a new south campus quad east of 21st Street to preserve future flexibility and additions to Ridgeway housing.
- Maintain more existing playfields and campus open space to reduce costs and continue the "valley green" visibility
- Locate the new Multipurpose Instructional Center, that includes shared recreational components contiguous to the playfields
- Provide parking for special events by more efficient organization

The plan changes are not substantial and do not significantly change impacts, mitigation or the plan alternatives. They are essentially refinements of the plan concept.

More detail of the initial campus projects that are consistent with the plan concept is also now known. Proposed major capital projects for the 1997-99 period for which funding is sought include:

- Integrated Signal Distribution System
- Communications Facility
- Multipurpose Instructional Center
- Wilson Library Renovation
- Campus Services Facility
- Land Acquisition
- Shannon Point Marine Center (SPMC) undergraduate center (off-campus in Anacortes)
- Campus master plan infrastructure

C. Comparison of Plans/Changes

The campus master plan (called Scheme E Refined) subject of the Draft and Final EIS is shown in Figure 2. It can be compared with the currently proposed plan changes shown in Figure 1. Specific plan comparisons are detailed in the following Table 1.
PROPOSED REVISIONS TO CONCEPTUAL PLAN
MAY 1996
IMPROVE BY-PASS ROAD
- Improve Views Along Formal Entry & Develop Views Of Restored Valley

PROPOSED LAND ACQUISITION

IMPROVE STREET SCENE ALONG HIGHLAND DRIVE
- Improve Views With Landscape Screens & Buffers

DEVELOP 21st STREET INTO FORMAL ENTRY & REALIGN SOUTH COLLEGE DRIVE
- Reclaims Valley Green
- Easy Access To Parking
- Enlarges Scale Of Campus
- Brings Vehicular Access Closer To Campus Core
- Move Administration To “Campus Front”
- Temporary Buildings To Be Removed; Misc. Residential, Recycle Ctr., U.S.C., Public Safety, Parking Services

ACADEMIC DEVELOPMENT
- New Plaza Formed By Science Facilities

SERVICE ROAD ONLY
- Provide Landscape Screens
- Improve Backside Of Buildings
- Limit Parking Behind Old Main

ACAD/ADMIN.

DEVELOP 21st TO HILL ST. CONNECTOR
- Improve Views Along Formal Entry & Develop Views Of Restored Valley

VEHICLE TURN AROUND
- Develop Pedestrian Mall With Transit Access
- Visually Enhance & Reduce Separateness VIA Brick Paving & Landscaping
- Temporary Buildings To Be Removed: High St., Rail & Dining House
- Improve Access For Disabled

ACAD/ADMIN.

REMOVE HIGH STREET
- Remove High Street & Develop Pedestrian Mall With Transit Access
- Improve Destination Parking & Pedestrian Entry
- Develop Visitors Info Kiosk

Figure 2
CONCEPTUAL PLAN
APPROVED BY BOARD OF TRUSTEES JULY 1993
## Table 1
Comparison of Prior and Revised Campus Plans

<table>
<thead>
<tr>
<th>Campus Land Area</th>
<th>Scheme E Refined</th>
<th>Revised Plan</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td># Students/FTE's</td>
<td>11,300/10,050</td>
<td>14,055/12,500</td>
<td>State adjustment of student target; increase of 2,755 students/2,450 FTE's at 150 students per year</td>
</tr>
<tr>
<td># Faculty/Staff/Other</td>
<td>1,660</td>
<td>1,960</td>
<td>Minor increase</td>
</tr>
<tr>
<td>Academic Development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td># Buildings</td>
<td>25 buildings</td>
<td>25 buildings</td>
<td>No change</td>
</tr>
<tr>
<td>GSF</td>
<td>1,581,236 GSF</td>
<td>1,581,236 GSF</td>
<td>No change</td>
</tr>
<tr>
<td>Residential Development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td># Units</td>
<td>4,486 units</td>
<td>4,486 units</td>
<td>No change</td>
</tr>
<tr>
<td>GSF</td>
<td>1,126,800 GSF</td>
<td>1,126,800 GSF</td>
<td>No change</td>
</tr>
<tr>
<td>Administrative/Service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development GSF</td>
<td>821,981 GSF</td>
<td>821,981 GSF</td>
<td>No change</td>
</tr>
<tr>
<td>Building Removal GSF</td>
<td>41,465 GSF</td>
<td>41,465 GSF</td>
<td>No change</td>
</tr>
<tr>
<td>Parking</td>
<td>Estimated 5% reduction to on- and off-street supply of 4386 spaces</td>
<td>No reduction to parking supply</td>
<td>Approximately 200 more parking spaces maintained</td>
</tr>
<tr>
<td>Total Usable Open Space</td>
<td>36.8 acres</td>
<td>36.8 acres</td>
<td>No change to total campus open space</td>
</tr>
<tr>
<td>AssIGNED Playfield and</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation Space</td>
<td>464,650 SF</td>
<td>515,400 SF</td>
<td>50,750 SF more dedicated open space for recreation</td>
</tr>
</tbody>
</table>

## II. Environmental Elements

### A. Natural Environment

**Earth**
Earth impacts and mitigation were identified in the environmental documents. Impacts include potential landslide, erosion, increased sedimentation and unstable slopes due to hillside construction along the Ridgeway Hill and the 21st Street connection.

The same impacts would occur related to the Ridgeway housing and road construction projects, which remain unchanged from that previously proposed. The existing track field and surface parking are retained. Direct project impacts and cumulative impacts would be the same.

**Air**
Short-term construction impacts to air include dust and Carbon Monoxide (CO) emission. Longer term CO emissions were estimated to be 11% over base conditions and would result from increased vehicle use.

The same impacts are expected from the revised plan both in the short-term and long-term. However, there would be less construction related air impacts at the southern edge of the campus because the recreation center is removed and an academic facility is added more internal to the campus. Similar air impacts would occur but at a different location. There would be no significant change in cumulative air impacts or mitigation.

**Water**
Surface water quantities and quality impacts were identified to be from a 10 to 20% increase in impervious surfaces (loss of 4.6 acres of pervious surfaces). Short-term construction would impact water quality and runoff.

The revised plan would not change water significant impacts or mitigation. A slight increase in impervious surfaces would occur due to the creation of a new plaza (quad) but the increase would be within the estimated impact range.

**Plants and Animals**
Wetland loss was identified in the EIS to amount to approximately 4.3 acres. The increased human activity would impact flora/fauna tolerance.

The revised plan would not change these significant impacts or mitigation.
Energy and Natural Resources
The plan development would increase the steam and electrical power demands and consumption.
The revised plan would not change energy and natural resource significant impacts or mitigation. The clustering of buildings could result in greater energy efficiencies and reduce energy consumption levels estimated in the EIS.

B. Built Environment

Environmental Health/Noise
The plan development would cause short-term construction noise impacts and long-term noise impacts from traffic and building mechanical equipment. Additional lab wastes and underground storage tank removal and clean-up would also occur.

Essentially the same impacts would result from the revised plan. Noise impacts would be reduced at the south campus/community edge at Bill McDonald Parkway. These noise impacts would be more internal to the campus. There would be no significant change to the identified noise and environmental health impacts.

Land Use and Population
Potential impacts identified include increased cumulative development, land acquisition/displacement, increased population, increased recreation activity, and campus intensification/ re-organization.

There would not be any significant change in land use and population impacts and mitigations from the revised plan. The slight increase in student enrollment would not increase facility development. Rather, greater use of facility resources would occur with better assignment and scheduling of classroom space. The more compact location of facilities and desire for multiple use facilities would also enable more efficient and shared use of buildings. For example, the re-use of the physical education building for academic functions enables proximity of science and humanities and potential for space sharing efficiency. Opportunities for ‘long distance learning’ with technology enhancements would also lessen impacts related to population changes.

Housing
Housing impacts noted in the EIS include an increase in the student housing supply and acquisition of property.
The change in enrollment levels may shift demands for student housing. Traditionally university resident halls house approximately 50% freshmen, 25% sophomores and 25% juniors and seniors in on-campus housing.

Off-campus housing demand may increase slightly. However, total off-campus housing demands have declined from estimates in the EIS (increased vacancy rates from 1% in the EIS to 10-12% actual) and the supply has increased. No change in significant impacts is expected even with the change in enrollment.
The same housing impacts and mitigation would occur from the revised plan as described in the EIS.

Light/Glare/Shadows
The EIS identified potential glare impacts from athletic fields and the recreation center adjacent to Bill McDonald Parkway. The recreation center would also create shadow impacts on the open space and recreation areas.

Similar glare impacts would occur on Bill McDonald Parkway from the athletic field. There would be reduced shadow impacts on the recreational open space but a new campus plaza would be shadowed.
The revised plan would not change light/glare/shadow significant impacts or mitigation.

Aesthetics
The plan would result in aesthetic impacts of increased height/bulk/scale. The recreation center would ‘book-end’ and terminate the central campus green open space.

Similar impacts would result from the revised plan. The campus green open space would be anchored at the north end by a building and be more open at the south end with an athletic field. Up to four existing campus sculptures may be impacted by the revised plan. Mitigation is available to avoid or reduce the potential impacts.

There is no change to significant aesthetic impacts or mitigation.

Recreation
The EIS indicated that the plan would impact recreation by increasing recreational open space and related activities on the campus.
The revised plan would have the same recreation impacts. Impacts related to construction disruption to existing recreation may actually be reduced because more playfields are preserved and the sites are not redeveloped.

Historic and Cultural Preservation
No significant impacts are identified for either the prior plan or the revised plan. Thus there is no change.

Transportation
There would be increased traffic congestion impacts and an 11.3% increase in WWU traffic generation was estimated in the EIS. There would also be potential increases in traffic accidents, transit demand, and pedestrian/bicycle circulation. A loss in parking supply would increase the parking deficit and cause parking spillover impacts in the surrounding areas.

Traffic impacts from the revised plan are the same except there would be less reduction in the campus parking supply. Some 200 parking spaces would be retained in the revised plan so spillover parking impacts in the surrounding neighborhood would be less than identified in the EIS.

The WWU Transportation Management Plan has already been implemented and reduction in demand for parking is occurring. Transit service is improved which offers a choice to single occupancy vehicle use.

Pedestrian and bicycle impacts may be reduced because the south campus buildings are located within the 10 minute walk zone from the center of the campus. The development is more compact, rather than extending buildings to the southern campus edge at Bill McDonald Parkway (20 minute walk zone). The need for a campus shuttle is eliminated.

Public Services and Utilities
The EIS stated that there would be increased demands for public police and fire protection, and increased demands for and consumption of public utilities including water, sewer, and power. There would also be increased waste generation impacts.

The same impacts would occur from the revised plan. However, there may be reduced impacts because the south campus buildings are clustered and could connect with the existing utility tunnel system. Buildings are located closer to the steam plant which could also reduce estimated utility impacts.

The revised plan would not substantially change public services and utilities significant impacts or mitigation. Impacts may be slightly less than estimated in the EIS.
Ill. Distribution List

This Addendum is prepared consistent with requirements of WAC 197-11-625. The Lead Agency, Western Washington University, has distributed this Addendum to all recipients of the Final EIS. Other interested parties including adjacent property owners have been notified of the Addendum availability and WWU will make copies available if requested. The Addendum is also available for public review at the following locations:

- WWU Wilson Library Resource Services/Reserve Room, Room 137
- Bellingham Public Library, Reference Desk
- WWU Facilities & Master Planning, Physical Plant, 26th & Douglas

This Addendum has been distributed to the following:

State Agencies
Office of the Governor
Department of Ecology
Ecological Commission
Department of Social & Health Services
Office of Financial Management
Planning & Community Affairs Agency
Department of Transportation
Department of Natural Resources
Department of Fisheries
Department of Wildlife
Department of Commerce & Economic Development
Office of Archaeology & Historic Preservation
State Energy Office

City of Bellingham
Office of the Mayor
Bellingham City Council
Bellingham Planning Commission
Department of Planning & Economic Development
Department of Public Works
Bellingham Public Library
Bellingham Parks & Recreation Department

Other Agencies
Whatcom Transportation Authority
Council of Governments
Northwest Air Pollution Authority
Port of Bellingham
Bellingham Public School District
Whatcom Community College
Lummi Tribal Council
Nooksack Tribal Council

Other Parties
Bellingham Herald
Bellingham Chamber of Commerce
Fourth Corner Development

Whatcom County

Whatcom County Council
Whatcom County Executive
Whatcom County Planning Department
Whatcom County Planning Commission
Department of Buildings & Code Administration
Whatcom County Health Department
Whatcom County Fire Marshal
Whatcom County Library
Whatcom County Parks Department
Whatcom County Engineering Department