Addendum #2

to the

Western Washington University
Campus Master Plan

Final Environmental Impact Statement

Western Washington University

Prepared consistent with the State Environmental Policy Act (SEPA) RCW 43.21C and WAC 197-11

December 6, 2000
MEMORANDUM

TO: Members of the Community

FROM: Dr. George A. Pierce, Vice President / SEPA Responsible Official

DATE: November 6, 2000

SUBJECT: Availability of the Final Environmental Impact Statement for Western Washington University's Campus Master Plan

This document is an Addendum to the Final Environmental Impact Statement for the Western Washington University (WWU) Campus Master Plan issued July 26, 1993, by Western Washington University. The project is the programmatic campus master plan located at WWU, in Bellingham, Washington. Pending project approvals include an Institutional Master Plan (IMP) by the City of Bellingham City Council. The IMP is intended to further the Western Washington University Neighborhood Plan, adopted by the City in September 1998 as part of the City’s comprehensive planning under the State Growth Management Act. WWU as Lead Agency, in cooperation with the City, is conducting additional environmental review with issuance of this Addendum before action on the Draft IMP by the WWU Board of Trustees and the City of Bellingham.

The Addendum addresses campus plan changes included in the Draft IMP. The changes resulted from input from the Institutional Master Plan Advisory Committee (IMPAC) and from efforts to preserve campus character with improvement of the south campus infrastructure. The primary regulatory change is detailing the campus plan in an appropriate format for compliance with the City of Bellingham Municipal Code, Institutional Development, Chapter 20.40. The required elements include land use, circulation, utilities, phased development schedule, open space, and development standards. The primary physical change is emphasizing pedestrian connections, plazas, open space, and academic and recreational improvements within the south campus central valley and shifting vehicle movement and parking to the campus edges. The additional information does not change significant impacts.

This Addendum has been prepared in compliance with the State Environmental Policy Act (SEPA) RCW 43.12C. Copies have been distributed to recipients of the Final EIS and are available for public review at WWU at the address and telephone noted below:

WWU Planning, Facilities, and Operations
915 26th Street
Bellingham, WA 98225-9121
Telephone: 360-650-3551
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I. INTRODUCTION

WWU prepared its 1997 Draft Comprehensive Master Plan (DCMP) to guide physical development of the campus. That plan was based on an earlier draft that was evaluated in a Draft Environmental Impact Statement (April 26, 1993), Final Environmental Impact Statement (July 26, 1993) and Environmental Addendum #1 (November 1996). The campus plan was coordinated with the City of Bellingham who adopted the WWU Neighborhood Plan in September 1998.

City of Bellingham land use ordinance designates WWU as ‘institutional’ and requires submittal and city approval of an Institutional Master Plan (IMP). A diverse representative advisory committee was formed in November 1998, charged to advise WWU and the City in the development and adoption of the IMP. One key result of that process is the Draft IMP. The City process includes submittal of the Draft IMP to the Planning Director, plan evaluation by a Technical Review Committee, further review by the Planning Commission with public notifications and a hearing, and finally, City Council consideration, another public hearing and action. Once approved, the IMP becomes a part of the neighborhood plan and directs all institutional development. Plan amendments follow the same process.

The changes from the earlier draft master plan to the Draft IMP are the subject of this Environmental Addendum. Campus plan changes associated with preserving campus character with south campus infrastructure improvements are addressed by the Addendum. This SEPA Addendum provides additional updated information and analysis.

This Addendum #2 discusses the relationship of the proposal to water, existing land use plans and policies, aesthetics/views, transportation and parking, and other environmental issues. The information is intended to supplement the information and analysis presented in the Draft Environmental Impact Statement (DEIS), the Final Environmental Impact Statement (FEIS), and Environmental Addendum #1 for the campus plan. The information in this Addendum #2 does not substantially change the analysis of significant impacts or alternatives described in these three earlier documents.
II. PROJECT DESCRIPTION

A. PURPOSE

The proposed action is approval of the Institutional Master Plan (IMP) and implementation of the campus plan improvement projects. The master plan is a conceptual framework to ensure that the campus evolves in a ‘planned and coordinated manner’ (Section 20.40 Institutional Development, Bellingham Municipal Code). The intent is to fulfill city land use ordinance requirements, satisfy state and environmental requirements and reinforce a healthy relationship between the surrounding community and WWU. The project seeks to provide flexibility and direction to future campus development without compromising the character of the existing campus and the adjacent neighborhoods.

B. PLAN PRINCIPLES

The campus plan includes three fundamental principles:

- Maximize land use while maintaining character
- Maximize alternative transportation while accommodating parking
- Optimize transitions, blending and buffering to sustain adjacent neighborhoods

C. GEOGRAPHIC SCOPE

The following properties are included in the Draft IMP and identified in Figure 1, Campus Boundaries

- The main campus area
- The areas approved for rezoning to Institutional in the WWU neighborhood plan update
- The Physical Plant property and abutting block to the west
- The property south of Bill McDonald Parkway identified for the stormwater treatment area
- Two parcels at the north end of 20th, parking lots owned by WWU along Oak Street, and the Alumni House property and adjoining lots on High Street

The property acquisition areas south and north of the campus previously identified in the campus plan and evaluated in the EIS are not included in this Draft IMP.
D. PROGRAM

The WWU campus plan envisions a space program based on an enrollment of 12,500 full-time equivalent (FTE) students. This population number is the same as evaluated in the prior EIS. Campus spaces are categorized as academic, residential, student activities, administration/support, and mixed use. A comparison of the total existing space and future needed space is as follows in Table 1:

<table>
<thead>
<tr>
<th>Table 1</th>
<th>Existing Building Space and Future Need Projection*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Space (SF)</td>
<td>2,721,000</td>
</tr>
<tr>
<td><strong>Projected Space Needs</strong></td>
<td><strong>Low (SF)</strong></td>
</tr>
<tr>
<td>Additional space for 12,500 FTE students</td>
<td>1,341,000</td>
</tr>
<tr>
<td>Total Space Needs</td>
<td>4,062,000</td>
</tr>
<tr>
<td>On-Campus Space accommodated by the plan</td>
<td>3,703,000</td>
</tr>
</tbody>
</table>

*Final IMPAC approved space need range 1/25/00. Additional exterior programmatic needs include 12 tennis courts, 1 hammer throw field, 1 fast-pitch field, 3 soccer fields, 1 all-weather track and field, and 2 football fields. (Source: Institutional Master Plan Advisory Committee, Draft Report and Recommendations, September 15, 2000, pages II-4, II-6 and II-7).

The projected space needs cannot be all accommodated within current campus boundaries while maintaining the level of development considered acceptable. The difference in space is an unmet need that would have to be accommodated elsewhere. The location is not addressed now by the Draft IMP or in this Addendum. The determination of where this space would be located may require further, future consideration and additional environmental impact review.
E. SUMMARY PLAN CHANGES

There are a number of differences between the Draft IMP and the prior 1997 Master Plan that have resulted from the planning process to date. Most changes are details and refinements of the campus concept to assure regulatory compliance and to assure a pedestrian oriented campus. The plan changes are not substantial and do not significantly change impacts or the plan alternatives. The key plan changes are highlighted as follows:

- A more rigorous methodology for projecting space needs based on student population was applied to quantify deficiencies and needs; campus populations remain the same, but space needs increase to meet appropriate standards.

- The property acquisition areas that would expand campus boundaries are not included in the Draft IMP and analysis is deferred to future consideration.

- Vehicular circulation is de-emphasized in the south campus (no loop road) and shifted to campus edges to form a bypass.

- More structured parking is provided (rather than surface lots) and it is located at the north, west and south campus edges (rather than east edge) to intercept and park cars, rather than intrude into the pedestrian oriented campus.

- The south central valley is reinforced to continue the pedestrian linkages and open spaces with clusters of building development.

- Transit service continues to conveniently extend into the south-central campus, but it is located toward the westside to avoid conflicts with valley pedestrian flows and activities.

- The apparent bulk and scale of the larger scaled buildings (recreation center & parking garage) is reduced by taking advantage of topography and building into the hillside (versus locating in the flat valley open space).

- Development standards are defined that are specific and consistent with City of Bellingham requirements.

The following Table 2 compares the 1997 Campus Plan ('97 Plan) that was the subject of the prior EIS with the Draft IMP.
### Table 2
Comparison of WWU Campus Plan Changes

<table>
<thead>
<tr>
<th></th>
<th>1997 Draft Campus Master Plan (Addendum #1)</th>
<th>Draft Institutional Master Plan (IMP)</th>
<th>Comments: ’97 Plan/IMP Comparison</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Campus Land Area</strong></td>
<td>248 acres</td>
<td>215 acres (177 within WWU neighborhood + 38 in arboretum)</td>
<td>Acquisition zone is not included in Draft IMP</td>
</tr>
<tr>
<td><strong>Estimated Population / #FTE Students</strong></td>
<td>14,055/12,500</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td><strong>#Faculty/Staff/Other</strong></td>
<td>1,960</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td><strong>Total Building Area</strong></td>
<td>3,488,552 GSF</td>
<td>3,846,000 GSF (medium range)</td>
<td>+10% (medium range accommodated on-campus/less than need)</td>
</tr>
<tr>
<td><strong>Academic Building Area</strong></td>
<td>1,581,236 GSF</td>
<td>2,122,000 GSF</td>
<td>+34% (medium range)</td>
</tr>
<tr>
<td><strong>Residential Building Area</strong></td>
<td>1,126,800 GSF</td>
<td>1,109,000 GSF</td>
<td></td>
</tr>
<tr>
<td><strong>Administrative &amp; Support Building Area</strong></td>
<td>821,981 GSF</td>
<td>615,000 GSF</td>
<td>All space cannot be accommodated on campus</td>
</tr>
<tr>
<td><strong>Building Removal (Demolition)</strong></td>
<td>41,465 GSF</td>
<td>29,000 GSF</td>
<td>30% less demolition</td>
</tr>
<tr>
<td><strong>Parking # Spaces</strong></td>
<td>3,019 off-street supply</td>
<td>3,400 minimum on campus</td>
<td>More structured parking</td>
</tr>
<tr>
<td><strong>Total Usable Open Space</strong></td>
<td>36.8 acres</td>
<td>27 acres</td>
<td>City’s 20.40 code uses narrow definition of Open Space¹</td>
</tr>
<tr>
<td><strong>Assigned Playfield and Recreation Space</strong></td>
<td>515,400 SF</td>
<td>641,000 SF</td>
<td>749,000 SF needed for 12,500 student/ FTE’s</td>
</tr>
</tbody>
</table>

¹ The WWU Neighborhood Plan Recommendation #24 and the City’s Land Use code contain the definitions of the scope and terminology related to the IMP.
III. ADDITIONAL INFORMATION

A. WATER

1. Surface Water

According to the FEIS, short-term construction would impact water quality and runoff. Increased impervious surfaces were also identified as a long-term impact.

The Draft IMP contemplates an increase in the amount of building space as compared to the DCMP. As a planning document, the Draft IMP identifies space needs for the university’s programs, but it does not provide specific information regarding changes to impervious surface areas for buildings and hard-surface pedestrian spaces (plazas, sidewalks, etc.) on campus. Impervious surface areas can only be determined in the future when projects are designed. However, an effort has been made to estimate whether the proposed increase in building space under the Draft IMP would be likely to result in a significant increase in the amount of impervious surface area. These estimates were made by reviewing conceptual university plans for new development that is likely to result in increased or decreased impervious surface areas. Based on these estimates, it appears that a significant increase in impervious surface on campus is not likely, primarily because the Draft IMP provides a significant decrease in impervious surfaces dedicated to asphalt roadways and parking. This may reduce the potential for water quality and stream bank erosion control impacts.

The Draft IMP includes several stormwater management projects intended to mitigate surface water impacts that were not included in the DCMP. These projects include detention vaults and a water quality system that are being implemented as part of a master planned approach to stormwater management for the south campus.

The additional buildings proposed by the Draft IMP could increase short-term construction impacts. These impacts will be addressed by temporary erosion and sedimentation control measures. Any discharge that escapes the Temporary Erosion and Sedimentation Control (TESC) measures on the south campus will be intercepted by the detention vault and water quality system. With the stormwater detention vaults and water quality system in place, the potential for release of sediment during construction on the south campus is reduced from the DCMP, even with the increase in the number of buildings.

While the majority of projects that could have surface water impacts are planned for the south campus, the Draft IMP also identifies requirements for future projects in the north portion of the campus. The northerly areas drain west into a City drainage system, that discharges directly into Bellingham Bay. As indicated in the Draft IMP, portions of the off-campus stormwater conveyance system
serving the north campus, is currently functioning at capacity. Proposed projects will provide stream-bank erosion control (detention) measures as necessary to avoid impacts to the off-campus system. Additional water quality facilities will be installed to avoid impacts to the water quality of the receiving waters. The primary construction projects planned for the north campus are a series of parking garages, which will replace existing surface parking lots. While the final footprint of these projects has not been developed, to a great extent these garages will be constructed in the location of existing parking lots. This will result in very little, if any, increase in impervious area, depending on final project configurations. The interior of the parking garages is expected to drain to the sanitary sewer, not to the storm sewer system. Water and contaminants that now drip from cars in the surface parking lots is now carried into the storm sewer system. Rerouting this flow to the sanitary sewer system will result in water quality benefits by reducing the potential release of contaminants from the vehicles into the storm drainage system.

The stormwater management projects discussed in the Draft IMP, together with the requirements under current stormwater management guidelines, greatly increase the scope of mitigating measures that were proposed under the DCMP.

2. Ground Water

The only potential change proposed in the Draft IMP, regarding ground water, is the construction of the detention vaults near Bill McDonald Parkway. Ground water in this area is considered to be a potentially important recharge mechanism for the remnant stream channel located south of Bill McDonald Parkway. These vaults have been designed without foundation drains to avoid potential ground water impacts. Other piped utility systems in the south campus are also being designed to avoid ground water impacts. No other changes in potential ground water impacts are included in the Draft IMP.

3. Wetlands

Under the FEIS wetland loss was identified to amount to approximately 4.3 acres. The Draft IMP designates the only major wetland on campus, located in District 15 for protection as an educational site where buffers will be maintained. Residential facilities shown in the DCMP that could have potentially impacted the wetland have been removed from the plan. The Draft IMP proposes no other changes in wetland impacts.

4. Public Water Supplies

The Draft IMP proposes the construction of improvements to the public water supply system and internal improvements that will increase fire protection capabilities on-campus and in the surrounding service zone. These improvements
will reduce potential impacts to the public water supply. Appreciable water supply impacts are not anticipated.

5. Stormwater Management Master Plan

The University has been working on a master planned approach to stormwater management for the south campus since the first feasibility study for a comprehensive south campus stormwater management facility was completed in 1995. A formal Stormwater Management Master Plan has been in development since the initiation of design of the South Campus Water Quality Facility, located south of Bill McDonald Parkway, between 22nd and 23rd Streets. The water quality facility and the first phase of the stormwater treatment system are scheduled for completion in the fall of 2000. The master plan will provide a formal documentation of the design and capacities of the existing and proposed stormwater management facilities. It will also provide a system for taking mitigation credits for future construction projects against stormwater management facilities that have been constructed in anticipation of future projects.

Elements of the stormwater management master plan have been carefully coordinated with the various public agencies that are concerned with stormwater management in the south campus. The Washington State Department of Ecology (WDOE) was consulted on an informal basis to establish the best practice design methodology. WDOE anticipates proposed changes in the WDOE Stormwater Management Manual will be adopted in the winter of 2000/2001. According to WDOE staff and the recently released Draft Manual, the design of streambank erosion control facilities (in this case, detention vaults) will be performed under the proposed guidelines using methodology similar to that which has been adopted by King County. The design of the detention vaults was first developed in accordance with the current WDOE manual, but sizes were increased using data and methodology from the King County Runoff Time Series, (KCRTS) with adjustments for rainfall characteristics of the Bellingham area.

The south campus is part of the Padden Creek watershed, which has caused the Washington State Department of Fish and Wildlife (WDFW) to be the primary state agency interested in the stormwater management plans for the south campus. The proposed stormwater management systems have been developed in close coordination with the WDFW to provide enhanced water quality treatment and stream bank erosion control (detention). In accordance with the Hydraulic Project Approval (HPA) Mitigation Plan that was approved by WDFW, the proposed systems provide an extended detention period for stormwater runoff from high frequency/low volume storms. This enhancement was provided to extend the hydro-period of stormwater runoff released from the campus during times of low
flow in Padden Creek. Please refer to the HPA Mitigation Plan for further
details.

The City of Bellingham has been involved in the development of the south
campus stormwater facilities for many years, beginning with the original purchase
of the land for the water quality facility. Public Works, Planning, and Parks staff
have continued to be involved during design and construction of the stormwater
management facilities.

The stormwater management facilities are also being constructed with
enhancements to provide educational and research opportunities for faculty and
students at WWU and at the public schools located in the vicinity. Faculty from
the Chemistry Department and Huxley College were included in a citizen
advisory group that helped to develop the water quality system. Students are
currently involved in water quality monitoring research to establish baseline data
that can be used in future research projects.

B. RELATIONSHIP TO PLANS AND POLICIES

This section includes additional information and evaluations related to the
consistency of the Draft IMP with three relevant City of Bellingham plans and
policies: 1) the Development Ordinance that regulates master plan requirements, 2)
Planning Commission considerations for evaluating the master plan, and 3) key
portions of the draft Happy Valley Neighborhood Plan (area south of WWU).

1. Consistency with City Development Ordinance

The City of Bellingham Land Use and Development Ordinance (No 9024)
prescribes requirements and procedures for institutional development. The
relationships of those requirements with the Draft IMP are evaluated in the
following Table 3.
Table 3
Relationship of Draft Institutional Master Plan with City of Bellingham Master Plan Requirements

<table>
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<td><strong>ELEMENTS</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Land Use</strong></td>
<td></td>
</tr>
<tr>
<td>The master plan shall include maps and plans showing the following information:</td>
<td>The Draft IMP includes all of the land use maps and information required (section II). The campus is divided into 23 districts, each with specific land use designations, character goals and development regulations. The rationale for the classifications is described. The districts are not typical city ‘zoning districts’ but rather are a planning tool to generally guide campus changes. The plan appears consistent with the land use requirements.</td>
</tr>
<tr>
<td>1. The area boundary.</td>
<td></td>
</tr>
<tr>
<td>1. Ownership boundaries of properties within and contiguous to the institutional area.</td>
<td></td>
</tr>
<tr>
<td>3. Existing improvements and land uses both within and contiguous to the institutional area.</td>
<td></td>
</tr>
<tr>
<td>4. Proposed land use classifications and boundaries between those areas within the institutional area.</td>
<td></td>
</tr>
<tr>
<td>5. The designated land use classifications or properties contiguous to the institutional area.</td>
<td></td>
</tr>
<tr>
<td>The rationale for the proposed land use classifications shall also be discussed. A list of the specific uses which would be allowed within each area shown on the land use classification plan shall also be included in the land use element.</td>
<td></td>
</tr>
<tr>
<td><strong>Circulation</strong></td>
<td></td>
</tr>
<tr>
<td>The circulation element of the master plan shall include maps showing the following information:</td>
<td>The circulation element of the Draft IMP (section III) includes the required information. A comprehensive phased development schedule is given in section V. The plan appears consistent with the circulation requirements.</td>
</tr>
<tr>
<td>1. Existing streets and rights-of-way within the institutional area, as well as those leading to it from nearby arterials.</td>
<td></td>
</tr>
</tbody>
</table>
2. A plan for circulation within the institutional area, including provisions for automobile, transit, bicycle and pedestrian circulation systems.

3. Plans showing how access to the site will be provided, including alignment and profiles of any new roads and standards for their development as discussed in section 20.40.050 B.

4. The general location and the approximate capacity of parking facilities shall be shown relative to the circulation system within the institutional area.

Narrative within the circulation element shall include a description of the existing circulation facilities – including the size and condition of any developed streets and sidewalks. Problems with the existing circulation system and proposals to deal with those problems shall be addressed. The phasing of circulation improvements within the institutional area shall also be specified pursuant to subsection (4) below.

Utilities

Maps shall be provided in the master plan showing the following information:

1. The location and size of all existing utilities which are developed within the institutional area or which lead to the site.

2. Plans for the location and sizing of utilities extensions and/or improvements which will be necessary as the site is developed.

Utilities information per the requirements is given in section IV of the Draft IMP. Engineering details of utilities are not included in the Draft IMP, but are available from WWU Planning, Facilities and Operations in the Campus Infrastructure Development (CID) project.

The plan appears consistent with the utilities requirements.

PHASED DEVELOPMENT SCHEDULE

The master plan shall include provisions which the City determines necessary for the phased development of the institutional area. These may include special warrant levels for street levels, street improvements

The Draft IMP phased development schedule in section V addresses infrastructure, academic, residential, student support, university support spaces,
and signalization; and/or square footage development levels by use types or other appropriate levels, which would trigger certain public amenities (bus shelters, recreational open space, bike and pedestrian ways, etc.) or utility improvements (storm drainage, sanitary sewers, water lines, etc.). The master plan shall include provision for the improvements required to raise the institutional site's ability to handle a higher level of development as projected by the master plan.

Open Space

The open space element of the master plan shall include maps showing the following information:

1. The topography of the institutional area with at least a 5-foot contour interval.

2. Drainage courses, treed areas, and other major natural features, such as marsh areas and rock outcrops.

3. A plan showing areas to be reserved as open space areas, including those left in a natural state, and those landscaped for active or passive uses or standards for development of such spaces.

The open space element of the master plan shall also contain a written description of the relationship of the proposed open space plan to the natural features and conditions of the institutional area. There shall be included, a discussion of how the open space patterns will serve to buffer uses in the institutional area from adjacent uses.

STANDARDS

The master plan for an institutional use shall also contain standards for development within the area. Included shall be standards for the following:

Permitted Uses for each area shown on the administration, programmed open space, and parking facilities.

The plan appears consistent with the phased development requirements.

The required open space information is included with land use in section II.

The plan appears consistent with the open space requirements.

The Draft IMP includes development standards (section VI) for height, setbacks, coverage, landscaping and buffering, parking, streets, signs, and access for the physically challenged. Permitted uses are given in the land use section (section II).
The plan addresses each of the required standards

| Land use classification plan for the institutional area as required in Section 20.40.050 A1. | Building Height limitations with special attention given to those peripheral areas within the institutional area, which border other areas with less intensive land use. |
| Site Coverage limitations within the area. |
| Yard (or setback) requirements to those peripheral institutional areas, which border other areas with less intensive land use designations. |
| Landscaping requirements with special attention given to those peripheral institutional areas, which border other areas with less intensive land use designations. |
| Parking requirements including; the number and kinds of parking required, the design of the parking areas, and the location of parking areas relative to the uses they will serve, and other adjacent uses. |
| Street standards shall be specified which will accommodate the future needs. Facilities for pedestrians, bicycles, and transit should be taken into consideration. In no case shall right-of-way be less than the minimum city requirements. |
| Standards for Signing shall also be specified, with particular attention given to impacts on adjacent less intensive uses. A standardized design theme for signing for the entire institutional area may be included in the plan. |
| Handicapped Access provisions shall be specified. |
2. Consistency with Planning Commission Considerations

The City of Bellingham Land Use and Development Ordinance (No 9024) also prescribes specific provisions for the Planning Commission to consider as part of their evaluation of the master plan application. The four factors are given as follows, along with a preliminary assessment of the WWU plan’s relationship with them.

- "Whether or not the proposal complies with the Comprehensive Plan goals and policies and the relevant neighborhood plan"

The WWU plan is generally consistent with the Bellingham Comprehensive Plan land use, housing, capital facilities, utilities, transportation, parks and recreation, and community design goals and policies.

One GMA goal that is particularly relevant is Goal #12 related to public facilities and concurrency. Local goals and policies H-2 identifies that a cooperative and structured process be established for the siting of educational facilities. It also indicates that state facilities will conform to local siting procedures. The WWU planning process was open and cooperative with the IMPAC and occurred early in the overall development and budgeting process. The environmental review was integrated with the physical planning to enable improved decisions and reduced impact.

- "Whether the proposal is consistent with the intent of the institutional designations as set out in Section 20.40.020 herein"

The referenced section of the code defines the intent for institutional development as follows: "Intent: The institutional general use type is intended to provide for the development of large campus type public or quasi-public uses in a planned and coordinated manner. The institutional areas should be considered where such uses utilizing at least fifty (50) acres in a single or few ownership’s, or are otherwise able to utilize a coordinated planning concept.”

WWU is a public educational institution within a campus setting. The existing campus includes state owned land of some 215 acres. The plan does provide a conceptual basis for comprehensive and coordinated development.

- "The elements and standards in Section 20.40.050"
An evaluation of the WWU plan with the elements and standards of the Bellingham Development Ordinance was given in detail in the Draft EIS (see page 84). The consistency/inconsistency is summarized in the preceding Table 3 and addresses code amendments prior to the EIS evaluation.

- "The propensity of the master plan to encourage the most appropriate use of land throughout the area to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote a coordinated development of the area; to secure an appropriate allotment of land area for all the requirements of community life; to conserve and restore the natural beauty and other natural resources; to encourage and protect access to direct sunlight for solar energy systems; to facilitate the adequate provision of transportation, water, sewerage, and other public uses and requirements”.

The WWU plan seeks to satisfy each of the noted considerations. The organization of land use and transportation is intended to reduce traffic congestion and avoid hazards. Specifically the transit mall along High Street and the re-aligned south campus vehicular circulation routes eliminate problem intersections, improve sight distances and better separate cars from pedestrian and bicycle movements. Fire safety is improved by simplifying the emergency response routes and re-aligning roads to avoid restricted access zones.

Adequate light and air is assured by the pattern of identified future buildings and preservation of significant campus open spaces. Solar access is also recognized. Overcrowding of land and concentration of population are not issues because of the balance of building and open space. A campus character study helped to identify and define the qualities that contribute to the balance. The 23 Land Use Districts will assist in the allocation of improvements. The districts are not strict ‘zoning districts’, but rather are a planning tool to guide change. Development is coordinated because a campus vision and detailed plan elements are included. The land resources needed to accommodate the campus development is described in the plan and includes a mix of academic, residential, recreation and other support activities. A substantial part of the campus environment is preservation of the natural landscape. The Sehome Hill preserve and programmed and non-programmed open space are a predominant part of the campus plan.

Campus infrastructure (roads, and utilities) is detailed in the plan. Both City of Bellingham and WWU systems are addressed. City utilities include water, sanitary sewer, and storm water systems. Non-city utilities
include the tunnel system, chilled water, electricity, fire and life safety/building control and automation systems, natural gas, steam and telecommunications.

3. Relationship with Draft Happy Valley Neighborhood Plan

The Happy Valley neighborhood is located adjacent to and south of the WWU neighborhood and campus. The Bellingham City Council is currently considering a draft Happy Valley Neighborhood Plan recommended by the Planning Commission (dated October 18, 2000).

Happy Valley includes WWU properties that are south of Bill McDonald Parkway (Physical Plant, stormwater treatment area). The DCMP and its EIS identified campus expansion in this neighborhood. However, the Draft IMP is limited to the existing WWU campus, including the Physical Plant together with the abutting block to the west, and the stormwater treatment area south of Bill McDonald Parkway. When preparing the scope of the Draft IMP, the City and Western agreed to limit its geographic scope to the existing campus, plus the existing uses south of Bill McDonald Parkway, and to postpone until a future process the decision of where to locate expanded university facilities.

In the Draft IMP, there is an analysis of the amount of building and recreational area required to serve the projected student population, and the amount of building and recreational space that can be accommodated on the existing campus without diminishing the campus character. The conclusion of this analysis is that it will be necessary to locate some building and recreational space beyond the existing campus.

The Draft IMP does not propose where the expanded university space should be located. In the WWU Neighborhood Plan, the City of Bellingham and Western agreed that collaborative City-Western process should be followed to decide where best to locate expanded university uses. See Recommendation #1, WWU Neighborhood Plan 1998. Western intends to initiate this public process in the near future. Western has asked the City to delay its decisions on Area IA of the Happy Valley Neighborhood Plan until after the completion of this public process. Area IA is that part of Happy Valley that is adjacent to and immediately south of the WWU neighborhood and campus.

As currently proposed, the draft Happy Valley plan would limit Western uses to those allowed under existing zoning. Area IA is largely designated multi-family residential. Thus, housing uses would be allowed, but subject to the size limitations of the existing multi-family zone. Other potential university uses such as offices and plant services facilities would not be permitted in Area IA under the draft neighborhood plan.

Since the Draft IMP does not address the location of expanded university uses outside the existing campus, there is not an immediate inconsistency with the draft Happy Valley plan. However, since it is likely that Western will propose to locate future uses in the

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3 An exception is Western's proposed expansion of the Physical Plant facility on the block immediately west of the existing Physical Plant. Western is proposing that this expansion be approved in the Happy Valley Neighborhood Plan.
Happy Valley neighborhood, the likelihood of future inconsistency exists. Nevertheless, Western anticipates that the collaborative process to be carried out relating to expanded university uses will address this issue, and it will continue the tradition of cooperative City/neighborhood/WWU planning for the area.

C. AESTHETICS/VIEWS

The changed environmental conditions concern height, bulk and scale of the organization of development in the south campus. As part of the infrastructure design, and due to development capacity and campus character studies, the organization of buildings, open spaces and circulation was changed. The following Figure 2 shows the current south campus development organization in a ‘birds-eye’ overview sketch. Note that the depiction is a conceptual master plan vision and actual project designs may vary in the future when projects are better defined.

Aesthetic and views impacts of structures of the WWU plan would be similar or in some cases, less than previously described. The most massive buildings proposed include the student recreation facility and the parking garage in the southwest campus. Both buildings are now located closer to the hillside near West College Way and sited into the hillside topographic contours to reduce the apparent height, bulk and scale. The visual impact would be reduced from their siting within the flat and open central valley as previously proposed. The central valley would appear more open in the current plan, particularly in the vicinity of Bill McDonald Parkway. Previously, the recreation center would terminate and block views along the central valley green space. Fewer existing campus sculptures would be impacted. There is no change to significant aesthetic or view impacts and to mitigation.
Figure 2: Campus Aerial View - Looking North
D. TRANSPORTATION AND PARKING

The key similarities in terms of traffic circulation between the 1997 Draft Campus Master Plan (DCMP) and the Draft Institutional Master Plan (IMP) are that the total number of anticipated students and staff on campus remains constant, and the total number of parking stalls provided on campus also remains constant. The continuing development of a transportation management plan is still recommended, as indicated in the DCMP.

The Draft IMP differs from the DCMP in terms of transportation, in that the parking and roads located in the south campus core are relocated to the periphery of the campus. The circulation figures on pages III-18 though III-25 of the Draft IMP show the existing and proposed pedestrian, bicycle, transit and vehicular routes.

1. Pedestrian and Bicycle Circulation:

Preferred pedestrian and bicycle routes were not specifically identified in the DCMP. However, it was suggested that High Street be vacated, that consistent and connected sidewalks and bicycle lanes be provided, and that sidewalks or pedestrian paths be separated from vehicle paths. The Draft IMP essentially incorporates each of these suggestions for improving pedestrian movement and safety. The Draft IMP also meets the goal of maximum 10-minute walk times between buildings located on campus.

The bicycle lanes and buffered sidewalks that are currently being designed for the south campus area will greatly improve pedestrian and bicycle circulation in accordance with the objectives of both the DCMP and the Draft IMP.

*Circulation Planning Assistance* (David Evans and Associates, June 22, 2000) is a report that was prepared to address the existing pedestrian and bicycle circulation systems on the WWU campus and their interfaces with the surrounding neighborhoods. The report also proposes several potential improvements to the existing systems. This report is incorporated by reference in this Addendum. Copies are available for public review during normal business hours at the WWU Planning, Facilities and Operations office (See Appendix B).

2. Transit System:

The Draft IMP continues to recognize the importance of transit service on campus. Transit stops at Buchanan Towers (existing), High Street (existing) and at 21st Street/West College Way (proposed) are recommended and will effectively serve students at both ends of the campus core.
Service to Fairhaven College would be impacted by the proposed elimination of South College Drive; students would likely use the new transit stop currently being designed for the south side of the 21st Street/West College Way intersection.

A traffic signal is currently being constructed for the 21st Street/Bill McDonald Parkway intersection, which will mitigate travel time delay that would likely be experienced by the closure of South College Drive and the associated rerouting of traffic. As traffic delays are mitigated throughout the area, transit travel times are not expected to be significantly impacted by the changes to the vehicular circulation patterns proposed in the Draft IMP.

3. Street System:

The Draft IMP shows the possible elimination of South College Drive as a through street between Bill McDonald Parkway and West College Way. The elimination of this road will relocate traffic to 21st Street. A bypass road is proposed for construction along the western edge of the south campus and would need to be in place to service the traffic that will be displaced from South College Drive. It should be noted that some access would be maintained along the South College Drive alignment to Fairhaven College to provide emergency access. The relocation of the Visitor’s Center near the Campus Services Facility would also improve circulation and reduce the congestion that sometimes occurs at the current Visitor Center location.

Additional environmental review may need to be performed when detailed engineering alternatives are developed for elements of the road system as shown in the Draft IMP, e.g. for a new roadway on the southeast part of the campus between Bill McDonald parkway and Fairhaven College. This is no different than what would be required for the DCMP – as design proceeds, traffic analysis is completed to ensure proper design and meeting of standards.

The intention of relocating the roadways to the periphery of campus is to allow more efficient circulation of vehicles, primarily because non-university-bound traffic would no longer drive through the center of the South Campus area. Changes may be made to the Draft IMP road layout during alternatives development in the interest of meeting transportation demand, meeting required City of Bellingham level of service standards, ensuring efficient traffic circulation, meeting contractibility requirements, etc.

4. Parking:

Two parking structures were proposed in the 1997 Master Plan; five parking structures have been proposed in the Draft IMP. The total number of provided parking stalls however, has remained constant at approximately 3400. With the proposal of five parking structures, it can be assumed that the existing trip distribution pattern of vehicles will not change significantly. The vehicles
The addition of playfields and building area may result in a slight increase in visitors to the campus. The increase is difficult to quantify and since the overall student population is expected to remain constant, the possible increase is not considered a significant impact.

The parking garages shown in the Draft IMP largely serve as replacements for the displaced surface parking. The locations of the proposed garages are relatively similar to the current location of surface parking (see further discussion in “Parking” below). As the total anticipated university population does not change in the Draft IMP, and parking areas are still designated in each quadrant of the campus, there is no reason to assume that any significant changes in traffic distribution would occur to the intersections outside of the immediate Campus area.

E. OTHER ENVIRONMENTAL ISSUES

Impacts related to other environmental elements have not changed substantially compared to the analysis presented in the FEIS. Changes to impacts for each element from the Draft IMP, in addition to those elements already discussed in this Addendum, are highlighted as follows:

1. Earth

Earth impacts and mitigation were identified and included potential landslide erosion, increased sedimentation and unstable slopes due to hillside construction. Direct and cumulative impacts would be the same from the Draft IMP, including building and roadway development along the east and west edges of the campus.

2. Air

Short-term construction impacts to air, including dust and Carbon Monoxide (CO) emissions as well as an 11% increase due to vehicle use increases in the long-term were estimated. The location of emission concentrations may shift due to changes in the location of parking. However, there would be no significant change to air impacts from the Draft IMP.

3. Plants and Animals

Wetland loss was identified in the master plan EIS to amount to about 4.3 acres. The Draft IMP reduces the wetland impact because the expansion areas south of the existing campus are not included. The only wetlands impacted by the Draft IMP are near the Ridgeway dormitories. The Draft IMP would impact no salmon bearing waterways. (See WATER section for more details related to stormwater runoff impacts.)
4. Energy and Natural Resources

Plan development would increase steam and electrical power demands and consumption. No significant change to those impacts would result from the Draft IMP.

5. Environmental Health/Noise

Short-term construction noise impacts and long-term noise impacts from traffic and building mechanical systems were described in the FEIS. Additional lab wastes and storage tank removal and clean up were also identified. There would be no significant change to the identified noise and environmental health impacts.

6. Land Use and Population

Increased population and intensified development impacts were discussed in the FEIS. Those impacts remain substantially the same. The impacts identified in the FEIS related to WWU land acquisition and related displacements are not addressed by the Draft IMP and deferred to future consideration.

7. Housing

Both on and off campus housing supply and demand impacts were discussed and would not significantly change due to the Draft IMP. Enrollment levels are unchanged.

8. Light/Glare/Shadows

Glare impacts from the athletic fields and the recreation center adjacent to Bill McDonald Parkway were identified in the FEIS. The recreation center would also have shadow impacts on the open space and recreation areas. The Draft IMP would reduce these impacts because the recreation center location changed to be nearer the hillside along the western campus edge. Overall, there is no significant change to light/glare/shadow impacts.

9. Recreation

The Draft IMP would have the same recreation impacts and mitigation as identified in the FEIS.

10. Historic and Cultural Preservation

No significant impacts were identified and there is no change.

11. Public Services and Utilities

The Draft IMP would not substantially change public services and utilities impacts addressed in the FEIS. The FEIS stated there would be impacts of increased police and fire protection demands, increased demands and consumption of water, sewer, and power as well as increased waste generation impacts. The Draft IMP would have similar impacts.
V. APPENDIX

A. 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 provide copies if requested. The Addendum is also available for public review at the following locations:

- WWU Wilson Library Resource Services/Reserve Room
- Bellingham Public Library, Reference Desk
- WWU Planning, Facilities and Operations Office, 26th and Douglas

This Addendum has been distributed to the following agencies and individuals:

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

- 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 Marshall
  - Whatcom County Library
  - Whatcom County Parks Department
  - Whatcom County Engineering Department
City of Bellingham

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

Other Agencies

Whatcom Transit 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

WWU Institutional Master Plan Advisory Committee (IMPAC)
Bellingham Herald
Bellingham Chamber of Commerce
Economic Development Council (formerly Fourth Corner Development)
B. Authors/Principal Contributors and Location of Background Data

Preparation of this Addendum #2 is the responsibility of the Lead Agency, Western Washington University, in cooperation with the City of Bellingham. WWU Planning, Facilities, and Operations staff provided technical input. WWU has determined that the document was prepared in a responsible manner using appropriate methodology and has directed the areas of research and analysis that was undertaken by the following consultants:

NBBJ	Lead environmental consultant
David Evans and Associates	Transportation and Water analysis

Background data, including the Draft Environmental Impact Statement (DEIS), the Final Environmental Impact Statement (FEIS), Addendum #1, the IMPAC Draft Report and Recommendations (September 15, 2000), the South Campus Stormwater Management System, the HPA Mitigation Plan, and the WWU Parking Analysis (August 15, 2000) are available for public review at:

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