

March 19, 2024

Mr. Rick Benner, Planning and Development Director  
Facilities Development, MS 9122  
Western Washington University  
516 High Street,  
Bellingham, WA 98225

Re: **WWU House of Healing** project – SEPA

Dear Mr. Benner:

Rolluda Architects, Inc (RAI) has prepared this letter with our recommendation for a SEPA threshold determination on the proposed **Western Washington University House of Healing** project.

RAI, together with our consultant team, prepared the attached SEPA Checklist for the proposed **WWU House of Healing** project. Technical input to the checklist was provided by the following qualified consultants:

- Civil Engineering – Freeland and Associates, Inc.
- Landscaping – Jones and Jones
- Lighting – K Engineers, Inc.

Additional information was gathered from reports provided by:

- Geotechnical Engineer – Geotest Services, Inc.
- Cultural Resources Consultant – Legacy Anthropology, LLC

In preparing the SEPA Checklist, RAI reviewed and determined the consistency of the proposed **WWU House of Healing** project with the following land use plans and regulations:

- City of Bellingham Neighborhood Plan WWU, January 2005
- Western Washington University Institutional Master Plan – An Addendum to the WWU Neighborhood Plan, October 2001
- Applicable City of Bellingham regulations

Based on our knowledge of SEPA, familiarity with the proposed **WWU House of Healing** project through the development of the design of the project and preparation of the Environmental (SEPA) Checklist, and review of the proposed project with the above-listed plans and regulations, it our opinion that the construction and operations of the project will result in no significant environmental impacts. The number of mitigation measures incorporated into the project contributes to our conclusion of no significant impacts, and, in our opinion, no other mitigation measures beyond those listed in the Environmental Checklist are required to reduce impacts to nonsignificant levels. Therefore, we

recommend that WWU issue a Determination of Nonsignificance (DNS) on the proposed project (in accordance with WA 197-11-340)

Please let me know if you have any questions or would like further to discuss our recommendation for a SEPA threshold determination.

Sincerely,



Katherine Williams, AIA, NCARB  
Associate Principal/Project Manager  
Rolluda Architects, Inc.

Cc:  
Alex Rolluda, President, Rolluda Architects, Inc.