



City of Seattle

# Department of Neighborhoods

Bernie Matsuno, Acting Director

Gregory J. Nickels, Mayor

City of Seattle- University of Washington Community Advisory Committee (CUCAC)

**Members**

Matthew Fox (Co Chair)  
Daniel Kraus (Co Chair)  
Caroline Colon  
Mark Holden  
Ken Fales  
Betty Swift  
Kit O'Neill  
Brett Frosaker  
Eric Larson  
Dave Eckert  
Pat Cowen  
Chris MacKenzie  
Neal Lessenger  
Adel Sefrioui  
Matthew Stubbs

**Alternates**

Chris Leman  
Heather Newman  
Neal Wechsler  
Tom Roth  
Larry Sinnott  
Brian Ramey  
Ruedi Risler

**Ex-Officio Members**

Cliff Louie - DON  
Theresa Doherty - UW

## CITY OF SEATTLE - UNIVERSITY OF WASHINGTON COMMUNITY ADVISORY COMMITTEE

### MEETING SUMMARY

#### Meeting #77

April 11, 2006

(approved May 9, 2006)

#### Members Present

|                                        |                                    |
|----------------------------------------|------------------------------------|
| Adel Sefrioui, Student Rep             | Kit O'Neill, Ravenna Springs       |
| Brett Frosaker, Ravenna/Bryant         | Chris MacKenzie, Wallingford       |
| Eric Larson, Roosevelt NA              | Dan Kraus, UW                      |
| David Eckert, Roosevelt Neigh'd Assoc. | Pat Cowan, University Park CC      |
| Matt Fox, University District CC       | Caroline Colon, University Chamber |
| Matthew Stubbs, Eastlake CC            | Betty Swift, Portage Bay Roanoke   |
| Neal Wechsler, Montlake CC (alt)       | Heather Newman, Laurelhurst CC     |

#### Staff Present

Cliff Louie, Department of Neighborhoods  
Theresa Doherty, UW Regional Affairs

#### Others Present

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Terry McCann, Huckel/Weinmen Assoc. | Randy Everett, UW, Capital Projects |
| Sarah Nash Gates, UW Theater        | Deborah Brown, UW Arborist          |
| Jan Arntz, UW Capital Projects      | Bill Talley, UW                     |
| Julie Adams, LMN Architects         | Helen Shawcroft, UWMC               |
| Forrest Jammer, Site Workshop       |                                     |

#### **I. Welcome, Introductions**

Daniel Kraus, co-chair, convened the meeting at 7:05 PM. Committee members and the audience introduced themselves. Theresa Doherty asked to add an update about the renovation of the U.W. Playhouse and suggested it occur after the update on trees, since it will involve information about trees. She also proposed that the UW Medical Center Minor Amendment take place after the UW playhouse update. Matt Fox suggested the word, proposed, be used in the context of the minor amendment. Theresa Doherty agreed.

#### **II. Review and Approval of April 11, 2006 Meeting Notes**

The January 10, 2006 meeting notes were reviewed. Matthew Fox moved to adopt them as submitted, and Kit O'Neil seconded the motion. Eric Larson noted that he was not present at the meeting. With that change, the meeting notes were approved unanimously.

Because neither Deborah Brown or Bill Talley was not present, the original agenda item three was discussed.

### **III. U.W. Medical Center Proposed Minor Amendment**

Theresa Doherty said she would do the overview and distributed printed copies of a PowerPoint slide presentation. She noted that in November and December 2005 Helen Shawcroft briefed CUCAC members about the medical center's need for expansion, even though a potential site was not identified in the master plan (adopted in 2003). Since a projector/computer was not available, she reviewed the handout with CUCAC members explaining the process according to the agreement between the City and University of Washington. She mentioned at the May and June meetings CUCAC can discuss the proposed minor amendment, since it is not written yet.

Proceeding with the handout she explained what amendments were requested during the GPDP (slide 2) and the nature of them, and emphasized that the University has worked with CUCAC in the past on amendments. The following slides (3, 4 and 5) outlined what criteria can trigger each option – exempt, minor and major amendments. Wording for these slides was taken from the City-University agreement. The proposed minor plan amendment for UWMC expansion will not change the 3 million gross square footage (the maximum allowed in the campus master plan), or even in the particular sector. Theresa Doherty continued that the University believes there will not be any greater impacts to the community by adding a development site with the medical center expansion.

Theresa Doherty explained that the general proposal (slide 6) for expanding UWMC, and the new site would have the number S69 and be in the South/Southwest Campus Sector. The next slide (7) outlined UW's rationale for the medical center's expansion being a minor amendment, and not a major or exempt one. The following slide (8) outlines the process beginning with the request sent at the same time to Department of Planning and Development (DPD) and to CUCAC from the UW. There is a window of 45 days for CUCAC to respond and comment within the time frame of 75 days for DPD to make a determination upon receipt of the request. Slide # 9 outlines the time line for this proposed minor amendment request and CUCAC's involvement. The last slide projects a preliminary schedule for the UWMC expansion. Theresa Doherty added that the UWMC will be doing a parallel process of requesting a minor amendment and selecting an architect for the development. Unfortunately, she explained that the UW can not anticipate every change or need when it developed its master plan. Both Helen Shawcroft and she are available for questions.

Matt Fox expressed his appreciation to the University for allowing adequate time to review and comment on the proposed minor amendment. He added that he was pleased about UWMC proposing only one site rather than four sites. He asked about its specific location. Theresa Doherty said it is (proposed site) south of the existing medical center, close to Columbia Road. UW will provide a map at the next meeting to help visually locate the site. Matt Fox argued that the existing general master plan does not specify the development sites vis a vis the GPDP, and he thought it might be a matter of interpretation, and adding development sites might get beyond the general intent of the master plan.

Brett Frosaker asked for clarification of what is the cumulative maximum building envelope of square footage? The capacity is 8.3 million GSF. With the proposed UWMC expansion (226,000 gsf), it will not exceed the permitted GSF in that sector. For the South/Southwest Sector the development capacity is

390,000 square feet. Helen Shawcroft talked about swapping square footage from one sector to another as a possibility, but such a possibility would not affect the cap of 3 million square feet of development. Theresa Doherty clarified what the UW cannot do in terms of development is not exceed the permitted 3 million GSF for the whole campus. The 3 million GSF of development is allocated among four sectors and each has a cap of buildable square footage. In the language for potential development in the campus master plan, there is an allowance to increase the square footage up to 20% per sector, but overall the 3 million GSF can not be exceeded.

Kit O'Neil asked about the square footage of the Genome Building. Theresa Doherty said that development was built under the GPDP. Referring to the map (page 87) in the 2003 adopted plan, Theresa Doherty identified the South/Southwest Sector and indicated that there has been no development in that sector under the master plan. She also said that parking square footage of the West Campus Garage is not counted against the permitted GSF in the sector, but the office of 12,000 SF is. The period for comments begins from the date of the letter sent to DPD and CUCAC. The deadline for comments will encompass the May and June meetings.

#### **IV Campus Master Plan Semi-Annual Report**

Theresa Doherty highlighted the major points in the January 2006 Semi-Annual Report for the period between July to December 2005. She read from the summary. The University added 2,460 sf of leased space in the UNDUCV bringing the total to 488,486 sf. Leased space, 2,000 sf, remains the same outside of the impact area, UNDUCV. The University does not intend to lease any space in 2006. There has been an increase of 6 employed people, since the last report, bringing the total to 1,834 people. There is a committee, North of 45<sup>th</sup>, that is looking issues – student behavior, vandalism, litter, housing, etc. - affecting this area north of 45<sup>th</sup> Street. There are twenty people on the committee and Eric Larson is on it. The committee is at the information gathering stage now. Eventually, a report with recommendations will be given to the Provost to help alleviate some of these problems. It is focusing on University Park neighborhood. And if people have any comments please send them to me.

Matt Fox said that there is a wrong date for the anticipated construction date for the West Campus Garage. And the same is true for the start date for the Educational Outreach building.

Kit O'Neil referred to Duke University program that buys back houses sub-divided for student housing and returns them to their original Single Family status. Would the University consider such a program? Theresa Doherty said the 45<sup>th</sup> Street committee has discussed the Duke program and WSU has a similar program. She wouldn't be surprised if such a recommendation was made in the report. The issue may be finding the money to initiate such a buy back program. Theresa Doherty made encouraging remarks and said a DPD representative talked about this issue before the committee.

#### **V. West Campus Garage Update and Others**

Theresa Doherty said the Final Supplemental Environmental Impact Statement (FEIS) for the West Campus Garage was been published Friday, April 7, 2006. Jan Arntz said that the project is the permitting stage and DPD may issue a construction permit by the end of the month. Since there is 12,000 sf of office space that amount will be deducted from the 390,000 sf of allocated development for that sector.

A brief update on the Golf Driving Range was provided. In 1988/89 the students voted to spend a portion of their student fee for renovating the golf driving range anticipating an estimated cost of \$3 million. However, the cost increased to \$8 million, and when it was let out to bid, the low bid was \$2 million over the estimated construction budget. With rising costs the student committee and administration meet and agreed not to fund it.

Moore Hall Annex housed the old nuclear reactor. It was deactivated in 1990 and in January 2004 the University said it would decommission it. In April 2006 it sent out bids to decommission it, and the lowest bidder was LVI. They are on site. There has been some concern. Theresa Doherty gave Cliff Louie a memo updating the decommissioning of Moore Hall Annex that described the scope of work and the schedule to be incorporated into the minutes. Also attached to this handout was an April 6, 2006 article written in the U Week about the project. It was noted that the nuclear fuel rods were removed 15 years ago.

For the Car Top Boat Launch project, Theresa Doherty thought that in the January 2006 meeting that Matt Fox would write a letter to DPD supporting moving the boat launch from 1101 Boat Street to 1401 Boat Street. This change of address does not affect the Public Use Development Agreement (PUDA) and would benefit kayakers. The University is ready to apply for a permit from DPD to redo the marina. Theresa Doherty had a letter, and Matt Fox it read aloud for members. He did not hear any objections to moving the marina launch. **Matt Fox moved to sign the agreement with Dan Kraus, Co-chair, and it was seconded by Betty Swift. The motion was passed unanimously.**

#### **VI. Update on Trees**

Deborah Brown was present to provide an update of the trees to be removed on campus. She distributed handouts that showed what trees would be removed, their location, the reason and timeline with photographs. There are multiple locations – Art/Music, Communications, 15<sup>th</sup>/45<sup>th</sup> near the Burke Museum, Parrington Hall, and Denny Hill - for tree removal. The trees are principally big leaf maples, madrones, elms, yellow birch and red oak. She also mentioned that they are designing a campus tree website. It will be modeled and linked to the Arboretum webpage.

Bill Talley spoke of replacing some of these trees in order to order to keep their collection current and diversified, since the trees are used for study.

Kit O'Neil asked if all the madrones will be removed near Parrington Hall? Deborah Brown said no, only remove the dead ones, and remaining ones will be monitored. Betty Swift stated that canker is a regional disease affecting the madrones.

#### **VII. UW Playhouse Renovation**

Bill Talley and the campus landscape advisory committee have been looking at the UW Playhouse because of an elm tree in the courtyard. They were concerned about the stability and health of elm tree and its close proximity to the lobby because of the expansion of the lobby and the renovation of the playhouse. The tree is fairly stable, but in decline. The campus landscape committee in discussion with the director, Sarah Gates-Nash, agreed to have the elm removed.

With the removal of this elm tree, Bill Talley used display boards to show where proposed replacement trees along the University Way Avenue (4) and a single elm tree along the north side of NE. 41<sup>st</sup> Street would be planted. One display board showed the existing site, a second one illustrated a concept plan with replacement trees and the third one was a schematic drawing of the expanded theater showing the trees. They also conferred with the City's arborist, Bill Ames about other possible tree (magnolia). Bill Talley emphasized that the roots of the elm tree are most likely beneath the floor of the existing lobby, and to extend and make the new lobby ADA accessible, it would have to be removed. Dave Eckert about any buried utilities, in regard to the new trees. The locations are tentative, but Bill expects them to work.

Randy Everett, UW Capital Projects Office, introduced the project and said that the UW had started schematic design Monday. He distributed a one page handout that described the project, estimated construction cost and projected schedule for construction and completion date. The goal of this project is to restore this building by upgrading its major systems, making it ADA accessible, seismic improvements, upgrading the computer/communication systems, asbestos abatement, and restoring the building envelope. No improvements have not been made since 1968. The conceptual drawing showed a different roof line and expanding the lobby. Matt Fox asked if the height will change and what the increase in square footage would be. The new roof will not exceed the existing height and 300 sf will be added in the lobby. He anticipated that the UW will return to provide an update of the project next year. The seating (200) will remain the same, but the sight lines will be much better.

Sarah Nash Gates, Director of the School of Drama, said that it wanted to bring the theater "out" to the neighborhood. Presently walking by the building, one would never know it was a theater. With a new glass entry and larger lobby people will know that the theater is a destination. She chronicled the rich theater history of the building, and with the renovation it will secure its history and respect it. Randy Everett said that the ceramic tile work by Mark Tobey in the entryway will be preserved. Dave Eckert asked about signage. Existing display boards will be retained. And Dan Kraus asked about historical markers. A historical marker is inside, but plaque on the exterior may be considered.

The meeting was adjourned at 9 PM