



City of Seattle

## Department of Neighborhoods

Yvonne Sanchez, *Director*

Greg Nickels, *Mayor*

### DRAFT MEETING SUMMARY

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

Meeting #49

May 14, 2002

#### Members Present

Margaret Hornbaker – University of Washington Student Representative

James Matteucci – Eastlake Community Council

Jack Lynch – UW At-large Representative

Fred Hart – Greater University Chamber of Commerce

Don Argus – Montlake Community Club

Matthew Fox – University District Community Council

Susan Torrance – Laurelhurst Community Council

Daniel Kraus – University of Washington Staff Representative

Hans Aschenback – Roosevelt Neighbor's Alliance (Alternate)

Susan Baker – Roosevelt Neighborhood Association

Pat Cowen – University Park Community Council

#### Staff Present

Steve Sheppard – City of Seattle, Department of Neighborhoods

Theresa Doherty – University of Washington Assistant Vice President For  
Regional Affairs

#### **Others Present**

Chris Leman

#### **I. Opening and Housekeeping**

Margaret Hornbaker opened the meeting at 7:05 p.m. Introductions followed. The minutes from meeting 48 were approved without major changes. The agenda was amended to include a further discussion of the status of the Merrill Hall street vacations.

#### **II. Master Plan Meeting Schedule.**

Steve Sheppard reported that he had confirmed that CUCAC was an automatic party of record before the Seattle City Council. CUCAC does not have to file any request for further consideration and will have up to 20 minutes to present its positions. Fred Hart was the CUCAC representative before the Hearing Examiner and did an admirable job. However, given the amount of time until the Seattle City Council Hearing, it would be possible to have a sub committee established to script out the CUCAC presentation. Fred Hart stated that he would appreciate meeting to go over possible comments.

Chris Leman suggested that CUCAC's position would be strengthened by a coordinated presentation by a couple of member organizations. Matthew Fox noted that many of the CUCAC constituent groups have independently filed for reconsideration. Steve Sheppard stated that he would arrange a meeting of Fred Hart, Matthew Fox, and Hans Aschenback and anyone else who wishes to participate to go over the CUCAC statements sometime in the weeks immediately preceding the Seattle City Council meetings.

Hans Aschenback asked if CUCAC would coordinate comments from its constituent groups. He noted that Roosevelt Neighbor's Alliance had presented its comments concerning transportation to CUCAC in hopes that CUCAC might endorse its positions. After brief discussion it was determined that it would not be appropriate for CUCAC to endorse constituent groups' positions, but instead to address CUCAC's formal positions only.

Theresa Doherty noted that the Seattle City Council has rescheduled its public hearing on the Master Plan for June 18<sup>th</sup>, 2002 at 10:00 a.m.

### **III. University of Washington Cordon Count**

Chris Leman asked for clarification concerning whether CUCAC had actually opposed the replacement of the cordon count. Steve Shepherd consulted past minutes and noted that CUCAC's position was that it recommended continuation of the cordon count until such time as a statistical replacement could be developed which could be clearly shown to correlate with the past counts which were approved by the City and reviewed by CUCAC. Margaret Hornbaker noted that the City has objected to the continuation of the cordon count and that the University was developing a trip monitoring mechanism that would be presented to CUCAC soon. Fred Hart stated that the main reason that many on CUCAC want to see continuation of the cordon count is that it is a hard count and less open to being manipulated and less subject to error. Theresa Doherty stated that the University would be meeting with groups to discuss this issue before the next meeting. It is incumbent upon the University to explain whatever the process is that it believes should replace the cordon count. The Hearing Examiner's report states that a new system should be developed and reviewed by Seattle Transportation. The University is going further and saying that it also needs to be reviewed by CUCAC and Seattle Transportation so that problems

can be worked out. Margaret Hornbaker noted that the City had discontinued taking the cordon count partially because of safety concerns. Mr. Leman responded that he believes that it should not be automatically assumed that the cordon count should be replaced with a telephone survey. He offered several alternatives that might be safer but still involve a hard count rather than a telephone survey including recording of license plate numbers or card surveys with card handed out at the cordon and mailed back.

#### **IV. Merrill Hall Street Vacation Issues**

Theresa Doherty briefly discussed issues related to the street vacations associated with Merrill Hall. The City Attorney's Office has advised that the vacations can go forward without a full resolution of the vacation land swap. The University has stated that it would still be willing to transfer the parcel in question to the City if the City still wanted it for a bicycle trail. Chris Leman strongly questioned limiting transfer of a parcel for a bicycle trail only. Ms. Doherty noted that the last minute addition of the additional fifth parcel is still the issue. This change was made in 1987 but never acted upon. She noted that in the late 80's the City informed the University that it was not interested in this fifth parcel. Susan Torrance stated that while the City might not be interested in this particular parcel, there may be other open space parcels that might be appropriate to consider.

Hans Aschenback stated that he understood that under current rules the University would not be required to provide either land or cash in exchange for any vacations. He stated that he believed this was a mistake and was an example of missed opportunities for cooperation between the University and City and surrounding community. While all neighbors recognize the contribution of the University and want it to grow and function in a healthy manner, they also want close cooperation. He noted that in his community groups initial comments to the proposed vacations involved in the Master Plan that they had suggested that community opposition to the vacations might be lessened if the University was actually giving something tangible back to the City in exchange. One of the things that had been suggested was exchange of some waterfront space or a City park along Portage Bay.

#### **V. Seahawks Use of Husky Stadium**

Ms. Doherty noted that the Seahawks would no longer be using Husky Stadium. During their tenure at Husky Stadium they had a separate Transportation Management Program (TMP) and an advisory committee to oversee some portions of this. Many people believe that this worked very well. With termination of Seahawk use of Husky Stadium, the University is re-convening the Husky Stadium Advisory Committee to review the University of Washington Husky Stadium Transportation Management Plan to see if some of the provisions of the Seahawk TMP might be incorporated into a revised Husky Stadium TMP. She asked for volunteers from CUCAC to serve on that

committee. After brief discussion it was determined that the Montlake Community Council representative would continue to represent CUCAC on this committee.

## **VI. Lease Lid**

Fred Brown stated that he had asked that this issue be put on the agenda and that CUCAC members poll their organizations to determine their concerns. He noted that several years ago the City had broached the idea of dropping or revising the lease lid. Neighborhoods had reacted negatively and the result was that the lease lid was lifted for all major institutions except the University of Washington.

The business community wants to see greater involvement from the University in re-vitalization of the area and many see a revision of lifting of the lease lid as one way to facilitate this. However, this is a position of the business and property owners and may not match the positions of the community councils. Fred Brown stated that he wanted to get community councils' perspectives to see where everyone stood and possibly explore ways that groups' positions might be brought closer together.

Matthew Fox stated that he had polled his organization and it was their perspective that the University participation in some recent uses had contributed to displacement of residential uses. He noted that the abolition of the lease lid has been the objective of the University at least since 1996 and that recent correspondence from the University states that they want to be subject to the same lack of restrictions as other institutions. He stated that the University District Community council's concern is that the University would take advantage of a temporary economic downturn to enter into long-term leases and essentially what once was a private area would be taken over by the University by osmosis. He stated that the lease lid is one way to preclude this. He also noted that when the City asked the University what it would do in the event that the State failed to fund the 3,000,000 additional square feet, they responded that they would lease that space. He stated that separating the Master Plan from the lease lid question is artificial.

Pat Cowen stated that University Park had discussed this. If lifting the lease lid is considered, a partial lifting with some give and take is desired where the University might participate in mixed-use and aggressively work to have this include residential housing for faculty, staff, and students. The concern was to help maintain a 24-hour community and not see offices that are vacated at 5 p.m. each day.

Hans Aschenback stated that the arguments for removing the lease lid all appear to come from a land owner's perspective. He noted that the University was given a large increase in allowable leasing in order to help eliminate vacancies in the immediate Ave area. CUCAC supported this move. However, the hoped-for

result did not occur. Vacancies still remain. He gave the example of Wizards of the Coast. Therese Doherty noted that the lease lid prohibits University street front use. This restriction is also in place for all other institutions and the University is not proposing a change in this. Hans suggested that a wholesale removal of the lease lid might not achieve the desired results. While the lease lid is a blunt instrument and imperfect, it is the only mechanism currently available. Lifting the lease lid should only be considered after a careful and detailed evaluation of alternatives.

He also noted that the University policy against providing additional housing despite major increases in student population is hurting the area. Developers are planning hundreds of congregate units that are essentially private dormitories without either resident advisors or being under the University Student Code of Conduct. Others noted that this problem is widespread throughout the area. Steve Sheppard stated that he would note this and raise the issue internally. However, this issue has been raised to DCLU previously.

Chris Leman noted that the University has not proposed the elimination of the lease lid either during the development of the Neighborhood Plan, re-negotiation of the City-University Agreement or current Master Plan. He stated that this should only be done within a broader context. Steve Sheppard stated that in fairness to the University, the initial idea of lifting the lease lid did not come from the University but from the City. The City had evaluated the effects of the lease lid on institutions Citywide and determined that it was not a productive regulation. Other mechanisms were crafted and applied to other institutions and the City suggested that these new mechanisms be applied to the University as well. At that point both CUCAC and most groups opposed this and the current deferral of consideration until after the current Master Plan was developed was ensconced in the City University Agreement. That agreement envisioned a discussion or evaluation of the lease lid issue after completion of the plan and it is assumed that this will occur. If it were determined that the lease lid would be amended, revised, or lifted, how that would be done is not yet known. It might be done as an amendment to the Master Plan, a side agreement, or even as an amendment to the City-University Agreement.

Bill Clark stated that the Ravenna Bryant Community Association is somewhat split on the issue. Some share the issues that have been raised; others are very concerned over the slow deterioration of the Ave. If some changes to the lease lid were part of a much broader and sustained effort to improve the area, then some consideration to changes might be possible. Steve Sheppard stated that he has sensed a heightened interest on the part of the new Mayor in improving both City-University relations and a greater interest in helping solve University – area problems.

## **VII – Adjournment**

No further business being before the committee, the meeting was adjourned.