City of Seattle - University of Washington
Community Advisory Committee

Final Meeting Notes
October 13, 2009 CUCAC Meeting #102

Members and Alternates Present
Brian Ramey – U District CC
Chris MacKenzie – Wallingford CC
Daniel Kraus (Co-chair) – UW Staff
Kirsten Curry – Laurelhurst CC
Chris Leman – Eastlake CC

Pat Cowen, University Park
Neal Lessenger – UW At Large
Elaine King – Montlake CC
Eric Larson – Roosevelt Neighbors Alliance

Staff and others Present
Steve Sheppard, City of Seattle, DON
Scott Kemp – City of Seattle, DPD
Jan Arntz
Elizabeth Higgens
Katheryn McVicker
Rob Lubin – UW Housing/Food Services
Anne Schapf – Mahlum Architects
Henry Loman – Seneca Group
Paul Brown – UW Capitol Projects

Theresa Doherty, UW
Jon Wetzel, UW Capital Projects Office
Loyde Douglas – Cascade Neighborhood
Gary Meyers
Terry McCann
Ruth Johnston
Mark Cork - Mahlum Architects
Laura Lohman

I. Opening of Meeting/Approval of Agenda/Housekeeping

A. Approval of Minutes for Meeting 101 – The minutes for meeting 101 were approved with minor changes mainly concerning the spelling of presenter and place names.

B. Approval of Agenda – The agenda was approved with the addition of a brief discussion of items to be brought before the neighborhood planning group at the end of the established agenda if time allows.

II. North of 45th Committee

Elizabeth Higgins, Director of Community Standards and Student Conduct at the University of Washington was introduced to give a presentation on this subject. Ms. Higgins noted that one of her two roles is to adjudicate students who have violated the Student Conduct Code that are on campus and non academic in nature and do not occur in the residence halls. She noted that this function grew out of the North of 45th Committee of which she is a co-chair along with Aaron Horde who works with Theresa.

In 2005-2006 the University of Washington created a working group to look at issues around the North of 45th Neighborhood concerning safety, housing conditions, and student behavior. This working group then became a standing committee and an umbrella...
coalition of a variety of different groups. There are several initiatives that have come out of this committee within the last few years. One was to create an Office Community Standards and Student Conduct. Previously the University’s approach to dealing with student conduct was fragmented and focused almost exclusively on-campus. So in 2007 the Student Conduct Code was amended to give the University limited authority to address behavior problems that occurred off-campus. She noted that while some sections of the new Code apply only to a very narrowly defined area, which we call the North of 45th area. However, the University wants its students to be good neighbors generally.

One of the initiatives that grew out of the committee is the Neighborhood Clean-up. Twice a year the University partners with Seattle Public Utilities to provide extra garbage clean-up at the beginning and end of the school year. This last September 10.5 tons of garbage and recycling and 107 large bulky items were picked up.

Another program that was instituted last year is called the Husky Neighborhood Assistants. Under this program students work directly in the neighborhood and act as resources concerning issues such as landlord/tenant issues or a bus pass. Last year two students were retained as a pilot program. This year the program is being increased dramatically, and we will have six neighborhood assistants who just started two weeks ago and have mostly been in training to this point. They are currently working on a newsletter that will go out this next weekend focused on safety issues around Halloween. They want to engage both students and permanent residences in conversation about what is occurring in the neighborhood. They’re also working on programs to engage students through blogs and face book and other media in order to get out messages around safety and landlord/tenant issues which they think are the most important things that they need to be working on within the first few weeks of their program.

They will also be handing out e brochures titled, “Hold It Down” which has information about noise as well as other quality of life issues. We have approximately 10,000 available and we hope to have them all passed out so that we can update them.

Safety’s been a major concern since school started. One of the recommendations of the Committee was to increase police presence within the North of 45th area. One of the outcomes of that was the Incident Prevention Teams where University of Washington Police officers patrol within the area bounded by North of 45th up to Ravenna, 21st, 22nd, and 15th. Recently UW Police have been partnering with Seattle Police and in a much more integrated way. Students, faculty and staff also receive notification of crimes that occur within a certain radius of campus so that they might change behavior to reduce their risk of becoming a victim of crime. Ms. Higgins then gave a brief example of an incident report and noted that the University has to strike a delicate balance between giving information in order increase student safety and providing much information that might jeopardize the case.

Ms Higgins stated that the University is looking at many possible ways to infiltrate students lives to give them messages about increasing their safety practices, including blogs, newsletters, articles in The Daily, and advertisements in The Daily. She noted that the University has instituted a program to work with the parents of sorority and Fraternity students to provide them with information so that they can engage their student in conversations about safety practices.
Brian Ramey asked if the pick-up of trash, etc. apply only to the specific North of 45th Area. Ms. Higgins responded that the Husky Neighborhood clean-up is just for the North of 45th neighborhood. They set up on that median on 17th so really it’s for that move-in move-out period, because we know that you know there’s some really gross couches and other kinds of things. Mr. Ramey noted that similar problems occur in the area east of 15th and south of 45th – the Brooklyn Neighborhood.

Ms. Higgins noted that her office often receives noise reports for Brooklyn, and while the student code of conduct does not give the University similar authority as in the North of 45th Area, letters are sent concerning the complaint.

III. Climate Action Plan

Ruth Johnston was introduced to present information on the University’s Climate Action Plan. Ms. Johnston noted the University of Washington has had a very long rich history of climate action, and recently President Emmert signed a Climate Commitment which obligates the University to become climate neutral at some point. The goal is to eliminate all greenhouse gas emissions. Over the last year the UW developed a plan to accomplish this.

Back in 2004 the University created its first policy statement on environmental stewardship basically saying that the University wanted to educate students about stewardship of the environment. Sandra Archibald, Dean of the Evans School, was appointed to lead an advisory committee of faculty, staff and students to advise the Provost and the Senior Vice President concerning what the University should be doing. The Climate Action Plan is now available on the web: http://f2.washington.edu/oess/uw-climate-action-plan. About 200 people participated in the development of this plan.

Ms. Johnston noted that the University has a long history of climate action starting in the 1940’s and going up until now and one of the most important 1940’s when the power plant was converted from coal to natural gas. Now the University buys all of its electricity from Seattle City Light and it is green power.

The University has also established the College of the Environment so students can get their degrees in the environment and study and research in the local area in the Puget Sound and in the greater Northwest and the world. There are now over 500 classes at the UW related to the environment.

In order to become climate neutral the University needs to undertake efforts in three areas: 1) individual behavior 2) technology and 3) purchase of Oofsets – cap and trade etc. Efforts are identified in each of these three major areas. The plan required that the University look at what the University’s climate impact would be without changes. This looked at emissions to 2050. The most cost effective initial efforts will continue to be focused on building supply and demand, and commuting. Technological fixes are quite expensive and will require time to fully address. Behavior change is also a very important element and the University is promoting the signing of climate action pledges by students, faculty and staff. Some of the actions are as simple as turning off lights or using the duplex feature on printing.

Funding is a major issue. Currently the budget is small and with the difficult current budget situation funding these needs is difficult. One thing that has been done is to create the “Husky
Green Fund
(https://secure.gifts.washington.edu/uw_foundation/gift.asp?source_typ=3&source=EHUSKY)
which is a voluntary opportunity for UW staff, faculty, alumni and donors to give contributions.
Students are considering the imposition of a student green fee.

Chris Leman noted his concern with the removal of trees from Campus, suggested that the Climate
Action Plan look at the effects of the current suggested designs of SR 520, and look at the current
transit use particularly related to Husky football games.

IV. Student Housing Alley Vacation Request

Rob Lubin with UW Housing/Food Services was introduced to start the discussion of this topic. He
stated that the purpose of the presentation is to continue discussions of the Phase I Student
Housing Project. Introductions of staff present followed.

Mr. Lubin noted that the total project will include four projects. Three of the projects are traditional
residence halls that include a meal plan and the fourth is student apartments. The projects will
include 1645 new beds. However the net increase in the area is about 1000 as about 500 will be
relocated for other overcrowded halls nearby. He noted that all of the buildings are being designed
to exceedingly high environmental standards. The new buildings will include both the residence
halls and student life activities and some seminar space. To date approval has been received for
the minor plan amendments and the University is in the process of design and permitting and the
alley vacations.

Anne Schopfs and Mark Cork with Mahlum Architects continued the discussion of the project
designs. She noted that the University will be presenting the projects to the Seattle Design
Commission. This is required since alley vacations are involved. She noted that the project
includes strategically placed activating uses. These include a café, and urban market, a
conference Center and retail space. The buildings are predominantly brick at the base and clad in
a weathering steel and wood on the upper floors. Particular attention has been paid to the
landscaping plan.

Site 31 is an apartment style building and is essentially two buildings separated by an alley. There
are 346 beds. No alley vacation is involved and no special public amenities associated with the
alley vacations are included in this block. There is subterranean parking associated with this
project and bicycle parking is included. At the grade level there are units with direct town-home
like entries to the street.

Site 33 is a double occupancy residence hall containing 273 beds. This has a combination of uses
at grade for both residents and the campus community that faces Campus Parkway and retail
space fronting 41st Avenue NE. The main residential entry is off of Campus Parkway. On the next
level that opens off to 41st is dedicated to retail space. The retail space is stand alone and not
directly connected to the student lounge. Members asked what types of uses are anticipated along
41st. Staff responded that it is anticipated that it would be retail space that might cater to students.
Chris Leman noted that some retail uses – such as an accounting office – might not provide the
type of amenity that the community hoped to see and asked if the University could commit to
seeking active retail uses. Others asked if that space will be plumbed to allow restaurants. Staff
responded that the spaces are not being designed to accommodate such uses and that the final
use of the space will be driven by the market.
Site 32 is directly across for Terry Lander and includes 432 beds. The building includes a plaza that will call "Elm Tree Park", a café that is open to the public on the main level, a fitness and wellness center on the lower level. While the alley is vacated it will remain open for some service uses but will mainly be for pedestrian use. Staff noted that a great deal of attention has been given to the design of the "Elm Tree Park". This will include seating with elevated overlooking terraces with the Café opening in part off the Park.

Site 35 includes 584 beds. This site includes a Public Urban Market along the Ave. This is essentially a grocery store. It also has a conference center on the lower level that faces Terry Lander. The market space will be about 10,000 gross square feet opening predominantly to University Avenue. There is an open courtyard that will be open during the day to allow pedestrian flow. There is an additional Café near the bus stop. The Conference Center will include a conference center with a 200 seat theater, meeting and classroom spaces and a large area for banquets. The conference center is a resident student program space mainly designed to deal with programmatic element in the evening and on weekends. The space will also have a secondary use for university classrooms during the day and for University Conferences during the summer months. The university runs a major conference program during the summer. Chris Leman asked how parking would be accommodated and asked if any parking studies had been done associated with the Conference Center. Staff responded that there were no such studies. Staff also noted that most attendees at the summer conferences stay in the dorms and are not commuting back and forth to campus.

Staff then outlines actions to be taken within the public right-of-way. Campus Parkway will be with widened 12 floor sidewalks and planted 8 foot planting strips. Special action will be taken where the buses load and queue and the width of the sidewalks and planting strips will be increased to 26 feet in this area. Curb bulbs will also be installed at some of the intersections and street furniture and overhanging canopies will be included where feasible. Brooklyn will receive special attention with the action of bike lanes and augmented plantings and wider sidewalks.

Chris Leman restated his desire to have the retail along 41st be neighborhood serving retail. Others stated some concern over the large scale of the buildings and noted that the retail uses would help alleviate this. Neal Lessinger noted that the code already defines acceptable retail uses. Chris Leman responded that many uses that fall under retail that are not particularly conducive to street life. He stated that this is an important area and that he hopes that the University is willing to go to extra lengths to accommodate the kinds of retail that add a lively street life.

V. Adjournment

No further business being before the Committee the meeting was adjourned.