



**City of Seattle - University of Washington
 Community Advisory Committee**

MEETING NOTES

January 13, 2009

CUCAC Meeting

7:00 PM – 9:00 PM University Tower – 22nd Floor

(Approved on February 10, 2009)

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

Members

Matthew Fox (Co Chair)

Daniel Kraus (Co Chair)

Caroline Colon

Betty Swift

Brett Frosaker

Eric Larson

Dave Eckert

Pat Cowan

Chris MacKenzie

Neal Lessenger

Matthew Stubbs

Healthier Newman

Ashley Emery

Matthew Steele

Elaine Budnik

Alternates

Chris Leman

Mark Holden

Neal Wechsler

Tom Roth

Larry Sinnott

Brian Ramey

Ruedi Risler

Jonathan Dubman

Jeannie Hale

Elaine King

Ex-Officio Members

Thao Tran – DON

Theresa Doherty – UW

Members Present

Dan Kraus, UW Staff

Matt Fox, U District Community Council

Brian Ramey, U University District Community Council (alternate)

Betty Swift, Portage Bay/Roanoke Parke

Pat Cowan, University Park Community Council

Ashley Emery, UW Faculty Senate

Chris Leman, Eastlake Community Council

Eric Larson, Roosevelt Neighbor's Alliance

Matthew Steele, Associated Students of UW (ASUW)

Jeannie Hale, Laurelhurst Community Club (alternate)

Dave Eckert, Roosevelt Neighborhood Association

Staff Present

Thao Tran, Department of Neighborhoods

Theresa Doherty, UW, Assistant Vice-President of Regional Affairs

Sharon Star, Department of Neighborhoods

Others Present

John Buller, PR Coordinator for Husky Stadium Renovation

Tye Bennion, Project Manager for Hines Architects

Jon Lebo, Associate Director for Student Housing Project

Robert Lubin, Assistant Director Finance & Operations for Housing and Food Services

I. Welcome and Introductions

Daniel Kraus called the meeting to order at 7:00 PM and introductions were made.

II. Review and approval minutes for November 18, 2008.

Theresa Doherty made a correction to item VI – Updates – Housekeeping to state, “Theresa Doherty suggested that the letterhead and names on it be updated. Many of the folks listed are no longer representing the organizations listed. The group agreed that the list should be updated”.

Action Item: Send a letter to all the members to update the list and letterhead. This is to go to the Presidents of the Clubs that are a part of the City agreement.

III. Husky Stadium Renovation, John Buller and Tye Bennion

John Buller and Tye Bennion gave a presentation on the Husky Stadium Renovations. The essential renovations are to comply with ADA and meet code standards which include seismic reinforcements of the south upper stands, and replacing the press box and adding new elevators. The renovation will also replace lower bowl seating and improve fan experience by lowering the field and removing track to allow bowl seating closer to the field.

IV. Student Housing Project, John Lebo and Rob Lubin

Rob Lubin provided a handout that contained an outline of the Housing Project with pictures of the four sites and two diagrams showing each student residence hall. He stated that they are in preliminary design for the first phase and wants to get timely feedback so they can incorporate suggestions as they move along. The rents that are generated in the projects will pay the bills; it will pay the bond debt that is used to build the facilities as well as operating costs, revenues and food service.

John Lebo spoke about the issues with student housing across four sites shown in the handout; 31 – Common Hall, 32 – Brooklyn Building, 33 – adjacent to Playhouse Theater and 35 – Cavalier Hall. They discussed three items; 1) Alley vacations on Sites 31, 32 and 35. The alley vacations were outlined in the Master Plan and the UW is now proposing to vacate the alleys. 2) Setbacks on Site 31. The Master Plan identified certain setback requirements for these sites but the student housing project is proposing to eliminate these setbacks. The setbacks are on the north and east and a portion on the west, on Site 32 on the north side and finally with Site 33 on the north side. Matt Fox asked to identify where the setbacks are located John Lebo explained they are dependent on the height of the proposed building so they vary between 15-20 feet. 3) Proposals for the Cavalier Apartment Building. The building has been purchased since the last CUCAC briefing and the student housing project proposes to demolish the building and replace it with new student housing.

The team has finished with the preliminary design but is not at the level of detail of what the building will look like. Building 31 is two floors of concrete and 5 floors of wood construction on top of that. UW is looking at 5 to 6 floors of student residence housing with first and second floors having program space. With Building 31, the parking is in addition to the two floors. Site 31 is currently a parking lot and UW is proposing to put the parking underground and already has an idea of massing for the site. While the zoning for each of these sites would allow for taller buildings, the student housing project will not use the height because it is more expensive to build the taller buildings.. Dave Eckert asked if the Fire Marshall gave approval for the alley vacation. UW has spoken with the Fire Marshall and since the alley is not used for firefighting purposes, the Fire Marshall had no objection. Theresa Doherty also stated that the ally vacation process has not begun but when it does, part of the process includes all of the city services (including the Fire Marshall) commenting on the vacation and that information being incorporated into the public record. Jon Lebo showed the proposed height using diagrams for the height for each building.

Jon Lebo spoke about the Master Plan requirements on setbacks. The UW does not own the property directly across from its property that is a residential property. The campus Master Plan said it will have a setback dependent upon the height of the building proposed for that site. This

varies from 15 to 20 feet. Jon Lebo showed where the setbacks are on the diagrams. The UW would like to propose to eliminate the setbacks since those facades face north. This configuration makes it difficult to landscape and the UW wants to utilize the opportunity to increase the number of beds in the facility. As part of the improvements, the UW also wants to enhance the sidewalks and landscapes.

Matt Fox asked if this is something that is already required to be implemented. Jon Lebo spoke about the public benefits of making these types of trade offs. Matt Steele asked how much green space is around building Site 32. Jon Lebo said it would be a terrace and a café in the back. Jon Lebo stated that the UW recognizes that to eliminate the setbacks, there needs to be a public benefit and that will be discussed with CUCAC in the future. There are plans to retain the elm tree and to create a park in place of the existing surface parking lot. There is also a proposal to improve bus stops along NE Campus Parkway both on north side of Site 32 and south side of Campus Parkway.

David Eckert asked if UW is required to comply with urban village guidelines. Jon Lebo said they have to comply with the relevant code requirements associated with the University District. The Urban Development Plan is to re-enforce the retail component along the Ave and not to disperse out into neighborhood. The UW is responding to that plan by making Brooklyn a green street and enhancing NE Campus Parkway. For more clarification, Theresa Doherty reinforced that the UW is following the Master Plan and in the Plan, there is reference to the urban center and other goals that are integrated into the overall design. Legally, it is the development standards that guide the UW on what we do in the MIO. Bryan Ramey asked what the UW is getting back for giving Site 35 as new building site. Matt Fox said that Site 35 is not a new site and then went on to comment that he feels eliminating the setbacks for these sites will be problematic. Bryan Ramey is supportive of the dorms and believes that special attention should be given to public effects, shading and shadowing, the livability for the dorms themselves and whether we end up tearing them down like on Mercer. We need to have a long term quality development. Jon Lebo wanted to reinforce that they are trying to bring pedestrian life to the surrounding streets by encouraging uses that would extend beyond daytime business hour and that increase the transparency between street and building for a safer and more pleasant environment. David Eckert spoke about possibility of retail to be brought to this area. Robert Lubin thought about a Metro Market or Whole Foods or hot to go foods would be good additions. Robert Lubin said also the UW wanted to bring student activity space, like the fitness center and programming efforts in this area for freshman, sophomore and juniors where they need after hour resources like counseling, tutoring and career counseling, etc. The intention with the market is to create a self-enclosed space to invite the community to shop. Matt Steele said that he would like community spaces rather than student centered spaces. Pat Cowan spoke about the dilemma of the lack of setbacks on the west side of Schmitz's Hall and that it is not friendly. If you build out, the result will be there will be less interaction with students. She encouraged the UW to pull back a little to give sidewalks more space. Jon Lebo said that the correct width of the sidewalks is something that is being considered and noted that some locations are too narrow and will have to be made safe, inviting and well lit and as a result, the UW will address the landscaped area and the adjacent buildings. Matt Steele believes that given the density in the area, he would like to see more pedestrian friendly development than car friendly development. Jon Lebo said they are looking at what the right sorts of improvements

are and how wide the sidewalks should be, and possibly locating bulbs at the corner to make it safer to cross. Matt Steele also suggested cutting back on parking at the site. Jon Lebo said the UW is looking on Brooklyn Ave to see if there is a way to remove parking and make the street narrower and allow for more landscaping. As for Site 31, the UW wants underground parking. Bryan Ramey asked if they were having at grade parking and Jon Lebo replied no. He also said there will be no parking at Sites 32, 33 and 35.

Bryan Ramey said that the parking configuration on Site 31 needs to be thoroughly reviewed for egress off 11th and 12th Avenues because that will undermine the one way traffic flow. Jon Lebo said that the UW is looking into that at the moment. Bryan Ramey said that the Master Plan discussed doing an L at the north portion. Jon Lebo said that would be a good floor position, and the Master Plan talks about accessing the alley from 11th or 12th and the UW has hired a transportation consultant to advise them on the traffic conflicts. Robert Lubin mentioned another public benefit that is different from other projects is the student housing and the UW is trying to bring a number of students back to the campus. This will open up workforce housing and other parts of the campus as students come to live in this area. That is a great benefit when workforce housing is at a premium.

A brief discussion ensued on limited bus parking between Metro and Health Sciences Express. There are probably only three to five parking places on the west side of Brooklyn Street in the small section because the east side no longer has parking spots. Matt Steele commented that there is a large space for bus.

Dan Kraus asked if there are any major utilities under those allies. Jon Lebo said that Sites 35 and 32 have no underground utilities but Site 35 has utilities on the surface in the form of cable poles. Betty Swift asked if there are any down sides to removing those alleys. Theresa Doherty said it makes it more accessible for providing delivery services, while allowing for light and air to come into the building. Theresa notes that the City code has a list of public benefit items for allies. Jon Lebo briefly stated that before they were primarily for service uses and the proposed residence hall on Site 35 has more public access through the space and is more inviting than having alley run through it. Matt Fox stated that he has observed that not a lot of people use those alleys as pedestrian thoroughfares. He will go back and observe if Site 31 gets much pedestrian use.

Matt Steele stated that there should be a pedestrian space in Site 32 and a green space on Site 35 that would parallel Site 32 in that area. Jon Lebo said the UW is looking at more desired paths and entrances in these corners that will complement Terry/Lander. A member asked about the life of Terry/Lander Hall. Rob Lubin said the UW is trying to renovate it so it can be utilized for another 30-40 years. Matt Fox clarified that Site 31 is identified for enhanced open space.

Jon Lebo stated that the Cavalier apartments have been purchased. The UW's desire is to demolish the building and develop a new student housing facility. Rob Lubin said these projects are particularly targeted at sophomore/junior students. Chris Leman asked for the number of students with cars and where do they park. Rob Lubin said that most of the freshman/sophomores do not bring cars to campus as it is discouraged. In general parking is extremely limited. Theresa Doherty said that there are several studies and that CUCAC can ask

Peter Dewey to get that information. Chris Leman thought that would be helpful to know the anticipated parking demands in Site 31. Rob Lubin stated that the MP mentioned parking one car for every four bedrooms and that the UW intends to fulfill that over the two phases of the project. The campus has a 12,300 stall cap on campus parking.

Jon Lebo would like to move forward with the alley vacation and the component about public benefits. His team would like to come back next month to report to CUCAC and address all the concerns that were raised today. A member said that they would like to know about bulk and size of the buildings and setbacks. Theresa Doherty said to bring proposals that folks can comment on them. Jon Lebo said part of the upcoming update will also address sidewalk width, trees and how they relate to physical buildings.

V. General Updates – Theresa Doherty

The University of Washington Medical Center (UWMC) is proceeding with its design and bidding for the expansion. Skanska, UWMC's General Contractor/Construction Manager, will be putting the first bid packages out in the last week in January. The first work to be done will be widening of the road between the Surgery Pavilion and the Emergency Department to allow two-way traffic on that road during the construction phase when Columbia Road behind UMC is blocked and closed for construction. This construction work is expected to begin in mid-March. At the same time, work will also begin to move the utilities under Columbia Road to the south to make way for the new hospital wing. Demolition to the south side portion of the medical center is expected to start at the end of May.

Agenda Item Request: Jeannie Hale suggested the committee Futurewise's proposal to the State Legislature about the creation of housing in transit hubs. In its current form it requires 50 housing units per acre. That has major impacts at the transit nodes at the UW and Montlake, Roosevelt and University District. She thought a briefing would be useful. Jeannie wants CUCAC to take a position or to take the issue back to parent organizations to comment on the proposed legislation. Betty Swift asked where CUCAC could get more information about this topic. Jeanne Hale said a copy of the legislative is available and there are news articles. Bryan Ramey will forward the legislation and Displacement Coalition Analysis to CUCAC members. Chris Leman stated he would be interested in it if it is applied to major institutions zoning as well. He also said the CNC will discuss this at their monthly meeting.

Chris Leman also suggested for the committee to discuss an agreement between the UW and CUCAC regarding the removal of trees.

Action Item: Thao Tran will send out electronic copies of the CUCAC roster to the committee so they can make any corrections to the roster.

The meeting was adjourned at 9:00 PM. The next meeting scheduled meeting is on February 10, 2009 at University Tower – 22nd Floor.