VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Planning West of 15th

INFORMATION:

This presentation will describe a long-range look at the future growth and expansion of the University into the University District west of 15th Avenue NE. This is an overview of early planning initiatives being undertaken by UW and others which, separately and collectively, are designed to contribute to the redevelopment and revitalization of this area as a successful, attractive, urban center for jobs and housing, and a vital mix of retail, hospitality, cultural, research, and academic uses, well served by multiple modes of transportation. This item is for information only.
Current Planning Context

- **Academic precinct planning** has begun to inform thinking in the colleges.

- **Transit area development opportunities** have begun to engage the community, including the university, in the Brooklyn Station area.

- **Urban center neighborhood planning** in which the City and community focus on achieving community goals.

- **Shared community/university values** of sustainable economic growth and environmental stewardship.

- **Shared community vision** is founded on an inclusive approach.

- **Partnerships** require leadership and collaboration.
Land Use Mix: UW & Community Share Issues & Future

Legend

- Traditional neighborhoods
- Mixed-use with student, faculty, staff and community housing
- UW research, academic and student housing uses
- The “Ave” - retail with student focus
- Mixed-use waterfront

- Traditional neighborhoods
- 45th St. Corridor
- Mixed housing, retail, office serving UW and broader community
- “The Ave”
- UW housing, academic and research uses
- Burke-Gilman Trail
- Mixed-use waterfront
Why Plan Now?

- Support University mission
  Best use of resources
  Environment that attracts and retains best faculty, students, staff

- Meet UW’s needs over time
  Timely, effective, economic, community-acceptable
  UW precinct planning for Engineering, Arts & Sciences creates visions & expectations

- Maximize suitable options, desirable choices
  Flexibility for changed conditions, new goals
  Sound Transit Brooklyn Station is in design
  Prepare for leadership & partnership in City-led planning for this urban center community

- Maximize potential for partnerships
  3 types: Internal to UW; with external private and public partners; with community
Planning Policy Context: Existing Plans

1998
- City/University Agreement
- University Community Urban Center Plan

2003
- UW Campus Master Plan
  (1 million gsf remain of 3 million gsf allowed)

2004
- City of Seattle Comprehensive Plan

2009
- City of Seattle Design Guidelines

2011
- City of Seattle’s Shoreline Master Program
  (proposed revisions of 1987 policies)
“University Community Urban Center” is UW’s Neighborhood
A Regional Center for Jobs, Housing and Higher Education

West of 15th area contains existing 12 million GSF

- 8 million GSF Privately-owned Housing (65%), Retail (10%), Office (20%), Hotel (5%)
- 4 million GSF UW uses including Academic (20%), Research (30%), Residential (20%), Admin (30%)
Recent Game-Changers

• UW’s expanded presence in U District
  Purchase of Safeco Tower (2007) absorbed 1600 + relocated UW administrative employees

• Regional Transit Connections
  U District Sound Transit Station on Brooklyn between 43rd and 45th opens in 2020
  (UW Station at Montlake opens in 2016)

• Increased UW student housing density
  2300 additional student beds @ Campus Parkway in West Campus by 2017

• UW research expands to S. Lake Union
  5 buildings, 430,000 GSF planned

• Sustainability commitment by UW
  Reflects shared community values
Development Trends of the Last Decade

Legend

- Housing
- Other
Key Issues & Opportunities West of 15th

- **UW growth and change**
  Area between Campus Parkway and Portage Bay – Inter-disciplinary sciences
  Area west of core campus – Integration of the arts throughout
  University Bridge Gateway area

- **Transit-served district @ Brooklyn Sound Transit Station**
  Increased density and mixed-use potential of Station vicinity
  Transit-oriented community development opportunities (Seattle Planning Commission report)
  Urban housing neighborhood developing north of 45th

- **Improved connections to UW campus**
  East/West streets between Roosevelt and 15th: Pacific to 45th
  North/South on Brooklyn (designated “green street”) from Station area to
    Portage Bay through Housing Village and Campus Parkway
  Convert to welcoming 15th Ave. edge and entries

- **Re-characterized waterfront**
  New open space park on Portage Bay

- **Build effective partnerships with City and community**
  Collaborative planning / community benefits
  Housing options / gentrification
  Sustainability / eco-district / district energy
Opportunity for Collaborative Community Planning

(Updating UW’s Campus Master Plan is not impending. An update may be considered as growth is planned over the next several years.)

University Community Urban Center
Seattle Comprehensive Plan 2004
Neighborhood Plan 1998

Campus Master Plan
Campus Master Plan 2003
1 million allowable GSF remain of
3 million GSF approved in CMP

Collaborative Planning
Outside of Campus Master Plan
City, Community and University
share goals for this area
Transit community & Urban Center
planning are collaborative
planning and partnership
opportunities
Potential for Change
West of 15th

- Sound Transit Station Area will support increased housing and jobs as a TOD (Transit-oriented Development) area.
- “University Bridge Gateway” a major entrance to the U District.
- Campus Parkway open space and transit hub is at the heart of UW’s growing student housing village.
- West Campus Area has significant, underutilized building sites.
- Waterfront Access is critical to the area’s attractiveness.
Framework to Guide Change

More intense activity and mixed uses around **transit**

New **mixed-use development** replacing parking lots, low commercial

Sensitive transitions to **traditional neighborhoods**

Continued UW focus in **West Campus, Campus Parkway**

More **accessible waterfront amenities**
UW Physical Planning Informs One Capital Plan

- **Major Capital Projects Planning (>$5 M, or visually significant)**
  
  Pre-design @ OPB
  Design scope and designer selection @ Architectural Commission/Univ. Architect
  Design @ CPO with Architectural Commission/Univ. Architect
  Construction @ CPO

- **Project Planning for Minor Projects**
  
  Maintenance & Renewal @ Facilities
  Facilities or CPO Project Management

- **Precinct Planning**
  
  Ongoing initiative of OPB/CRG – Engineering, Arts & Sciences, others TBD

- **Campus Planning**
  
  Stewardship of Living Campus – building siting, site improvements, public realm
  Campus Master Plan of 2003 and City/University Agreement of 1998
  Campus growth and expansion – beyond Campus Master Plan boundaries, coordination of UW interest in infrastructure, other urban projects
College of Engineering Objectives

Celebrate Engineering
Enhance the UW Brand
New Engineer of the Future
Embrace Collaboration
Foster Translation Engineering
Lab – Prototype – Market – Assessment
Street Life is the Story
Create a 24-hour District
Create a Vibrant Experience
Enable and Motivate Partners
Devise Innovative Infrastructure Strategies
Create a New Model of Education and Neighborhood
College of Engineering Key Issues

Recruitment, Retention, the Next Generation
Create a home for Freshman & Sophomores
Interdisciplinary
External Partnerships
Cost Efficiency
Modern Facilities
Infrastructure
College of Engineering Facilities Development Opportunities

600,000 GSF
Mechanical Engineering
Civil & Environmental Engineering
Materials Science & Engineering
Innovation Space
Collaborative Multi-disciplinary Space

Innovation Space
Collaborative Research & Education Space
Growth-In-Place
College of Arts & Sciences Key Issues & Guiding Principles

PEOPLE – Students, Faculty, Administrators, Researchers, Staff

• College of Arts & Sciences Identity and Brand
• Interdisciplinary and Diverse
• Moderate Growth of Undergraduate Population

FUNCTIONS – Teaching, Learning, Scholarship, Research, Engagement

• Globalization of Learning
• Increasing Individual and Small Group Interactions
• Basic Scientific Discovery
• Trans-Disciplinary Research
• Public Engagement in the Arts and Humanities
• Energy and Nimbleness
RESOURCES – Buildings, Equipment, Technology, $ Capital, $ Operating

• Synergy Centers & Shared Spaces
• Incorporation of Technology in Classroom / Labs / Research
• Flexibility & Efficiencies
• Decompression / Reconfiguration of Spaces
Long Term Future Opportunities

Arts (Fine Arts and Performing)

Natural Sciences
Additional Planning Will Support West of 15th Vision

• Health Sciences
• Libraries
• Energy
• Infrastructure
• Transportation
• Landscape Framework
University Community Development Precedents

- University-Community Partnerships
  Quasi-independent organization primarily funded and staffed through university; participation of nearby institutions, community organizations, City; strong emphasis on early planning

  The Ohio St. Univ. – Campus Partners for Community Redevelopment
  Revitalization stressing faculty and staff home ownership, support services

  University of Cincinnati – Uptown Consortium
  Neighborhood revival, economic development

  Emory University – Clifton Community Partnership
  Enhanced urban amenity, walkability, faculty and staff home ownership

- University-Led Redevelopment
  Primary funding, leadership and staffing from within University; fee-based development partners; wide range in degree of early planning, community/city engagement

  University of Pennsylvania – West Philadelphia Initiative & Penn Connects
  Revitalization stressing retail, hotel, research; services, faculty and staff home ownership, rehab loans

  Georgia Tech
  Revitalization, extensive retail, hospitality, services, research

  Yale University
  Retail redevelopment, faculty and staff home ownership

  Columbia University
  Revitalization stressing retail, hotel, research; services, faculty and staff home ownership

  The University of Chicago
  Revitalization with retail emphasis, faculty and staff home ownership
Next Steps in West of 15th Planning

• Define a Shared Vision – 2011-2012
  – Broad-based, inclusive engagement - UW students, faculty and staff; City; Community
  – Creating a shared sense of values, potential, priorities and partnership
  – Action-oriented guidance for achieving shared goals

• Create a Set of Tools for Unlocking Opportunity – 2012-2014
  – Vision Framework
  – U District Urban Center Plan / Neighborhood Plan update – focus on implementation
  – Transit-community Planning around Brooklyn Station
  – Eco-District Plan / Infrastructure /Energy Plan
  – Plans for Academic Precincts
  – Campus Landscape Framework
  – District Transportation Plan
  – UW / Community Partnership Organization
    • Housing planning & development
    • Retail planning & development
    • Open space planning & development
    • Community services
    • Area management