

VII. STANDING COMMITTEES

A. Academic & Student Affairs Committee

North of 45th Work Group Final Recommendations

BACKGROUND

In February 2006, President Emmert appointed a group of interested stakeholders to take a comprehensive look at concerns regarding the neighborhood located north of 45th Street, bordering the University campus. The President's action was taken in response to long-standing concerns by the University, neighbors, the City of Seattle, and students about uncontrolled parties, excessive noise, vandalism, crime and safety in this area. Co-chaired by Julia Gold, Senior Lecturer and Director of the Mediation Clinic in the School of Law, and Will Rasmussen, third year law student, the group consisted of 23 representatives, including University faculty, administrators and staff, the Presidents of the Associated Students of the University of Washington and the Graduate and Professional Student Senate, the Presidents of the Interfraternity Council and the Panhellenic Association, representatives from the Seattle Mayor's office, the Seattle and University Police Departments and representatives of neighborhood associations. The group met weekly from February 28 until May 30, and its final recommendations are attached.

ATTACHMENTS

I. North of 45th Work Group Final Recommendations

North of 45th Work Group Final Recommendations

The Work Group's recommendations address student conduct issues, land use and housing problems and safety concerns. The Work Group acknowledges that as the University, City of Seattle and residents move toward implementation, these recommendations will need to be assessed from a legal and policy standpoint. The cost of each recommendation will also need to be determined. Due to the complexity of the problems, the Work Group feels it would be quite useful to have a role in the ongoing efforts that will be needed to monitor and implement these recommendations. The stakeholder whose action will be required within each recommendation is **bolded** in the following list.

1) Develop an Ongoing Committee and Create a Campus-Community Coalition

The Work Group recommends that the **University** continue and/or create a committee to follow-up and monitor the implementation of these recommendations. In addition, the Work Group recommends that the **University** create a Campus-Community Coalition and fund a full time coordinator for the Coalition, to investigate and recommend appropriate environmental and knowledge-based strategies to address alcohol-related and other problems which affect students, the University and surrounding neighbors. This Coalition should be broad-based, and include all stakeholders: for example, University administration, faculty, staff and students (including those who are currently involved in substance abuse prevention and education efforts), residents of the neighborhood, University district merchants, landlords, law enforcement, and alcohol regulatory agencies.

2) Strengthen Police Coordination and Enforcement

The Work Group recommends that the **Seattle Police Department** and the **UW Police Department** continue to work together in the neighborhood north of 45th St.

In addition:

- The **UW** should fund additional UWPD staffing.
- The **SPD and UWPD** should coordinate follow-through and notification of 911 noise violation calls so that citations can be issued in a timely manner.
- Both police departments should strictly enforce laws regarding noise, vandalism and substance abuse.
- The **City and the University** should consider establishing a joint law enforcement station in the area.

3) Student Conduct Code

There was a strong consensus in the Work Group that the **University** should hold its students accountable for certain behaviors occurring in designated off-campus locations. There was no clear consensus within the group on how to best accomplish that goal. The recommendation with the most support was a revision in the Student Conduct Code that would create a Restorative Justice program to hold students accountable. Some Work Group members preferred an extension of the existing Student Conduct Code off campus. The Work Group recommends that a small group, including residents of the neighborhood and other stakeholders as appropriate, be formed immediately to develop the details on how to most effectively hold students accountable for off-campus behavior.

4) Amend and Enforce Land Use and Housing Codes

The Work Group recommends that if the Washington Supreme Court determines that the Pasco residential rental housing licensing program is legal, the **City of Seattle** should institute a similar program, which would require landlords to obtain a rental housing license, conditioned upon presenting an inspection certificate showing compliance with land use, housing and building maintenance, and health and safety standards.

Further, the Work Group recommends that the **City of Seattle** amend its land use code for the University Park area to decrease the number of unrelated persons allowed to live in a nonconforming dwelling unit and to require that all dwelling units have communal living space of sufficient size.

The **City of Seattle** should strictly enforce all existing housing and land use codes. To aid in this enforcement, the **University** should temporarily fund a code compliance officer in the University's primary impact zone, who could also serve as a liaison to students.

5) Purchase Property in the Area

The Work Group recommends that the **University** purchase homes, including single family homes that have been converted into multi-family units, in the North of 45th neighborhood, as the opportunity arises. These homes could be made available for faculty, staff or students. Homes could also be resold, with a covenant or other restriction on use, to ensure that they do not become "rooming houses" and are maintained in good condition. This program could be used to encourage faculty and staff to live in the area.

6) Establish a Housing Quality Assurance Program

The Work Group recommends that the **University** establish a Housing Quality Assurance Program, to require that any landlord desiring to list rental property

through the University (the Daily, Off Campus Housing Affairs or other entity) present a certificate of compliance, showing that the rental property has been inspected by the City and complies with all local land use and housing and building maintenance codes. The certificate would also state the legal intended use of the property, the property address and the number of sleeping rooms per unit. For example, a duplex would be listed and categorized in any advertising only under “duplexes”.

7) Enhance Educational Efforts

The Work Group recommends that the **University** increase its efforts to educate students and their parents about students’ rights, responsibilities, and the expectations of being a good citizen and neighbor within the larger community. For example, the **University** could create a website with information for students, including such items as “Being a Good Neighbor,” “Rights and Responsibilities of an Off-Campus Student” and “Rights and Responsibilities as a Tenant.” See, e.g., George Washington University, Off-Campus Student Affairs website: <http://gwired.gwu.edu/offcampus>.

8) Develop and Support an Ongoing “Adopt an Area” Program

The Work Group recommends that the **University** encourage and recognize students who participate in an “adopt an area” program in the North of 45th neighborhood. Efforts would include routine trash clean up, as well as special clean-up projects.

9) Improve Safety and Student Welfare

- The Work Group recommends that the **City, University, merchants, and area residents** should work together to revitalize The Ave.
- The Work Group recommends that the City should provide economic incentives to businesses to move into the U-District; and investigate strategies to increase residential housing along The Ave. and adjacent to it.
- The Work Group recommends that neighbors institute a neighborhood area watch to monitor illegal and undesirable activity on The Ave. and nearby streets.
- The Work Group recommends that the **City of Seattle** should increase lighting on the streets and parking lots in the neighborhood.
- The Work Group recommends that the **City of Seattle** Department of Transportation should institute a traffic study and install either stop signs or traffic circles at designated intersections in the neighborhood (e.g., 47th and 20th).

10) Encourage Communication Between Students and Residents

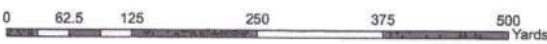
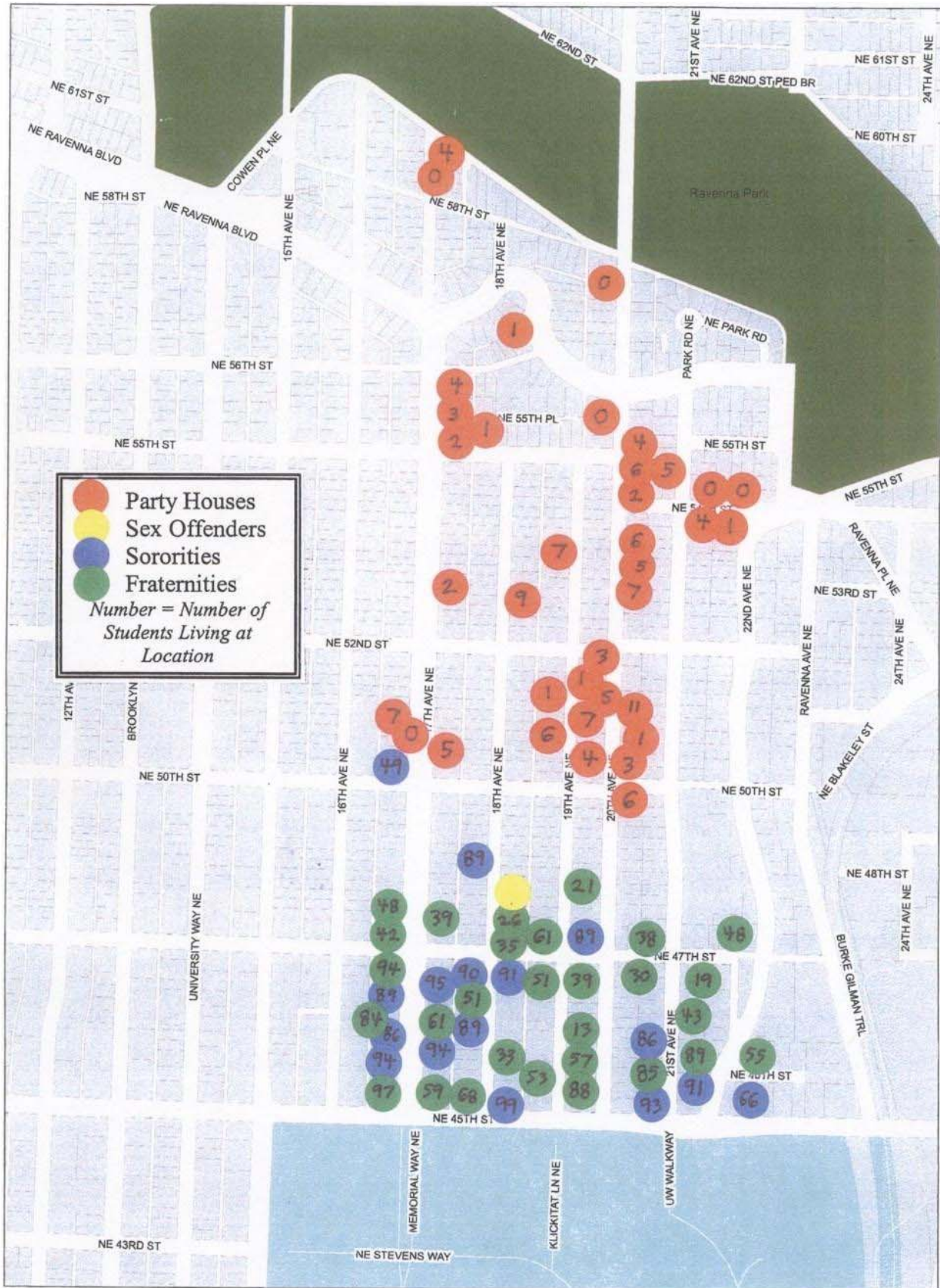
The **University and Neighborhood Associations** should encourage and support students, when they move into the neighborhood, to meet their neighbors and discuss mutual expectations of conduct, including what it means to be a good neighbor. See, e.g.,

<http://gwired.gwu.edu/offcampus/intro/BeingAGoodNeighbor/>

In addition, the Work Group developed the following ideas that would improve the quality of life in the North of 45th neighborhood:

- The **City of Seattle** should negotiate with trash haulers to move the date of pickup in the North of 45th area, preferable from Friday to Monday or at least earlier in the week.
- The **City of Seattle** Department of Transportation should institute a parking study and recommend that the number of Residential Parking Zone permits issued to each address be limited.
- The **University** should revitalize campus life so that students living off campus would want to be more involved.
- The **University** should investigate building additional on-campus housing that would be attractive to student, to increase the number of students living on campus.

Neighborhoods North of 45th



- Parks
- Campus
- Property Parcels

Produced by: Peter Kobylarz
3/2/06
Data Source: WAGDA