

University of Washington Master Plan

Planning, Land Use and Zoning Committee | July 12, 2018

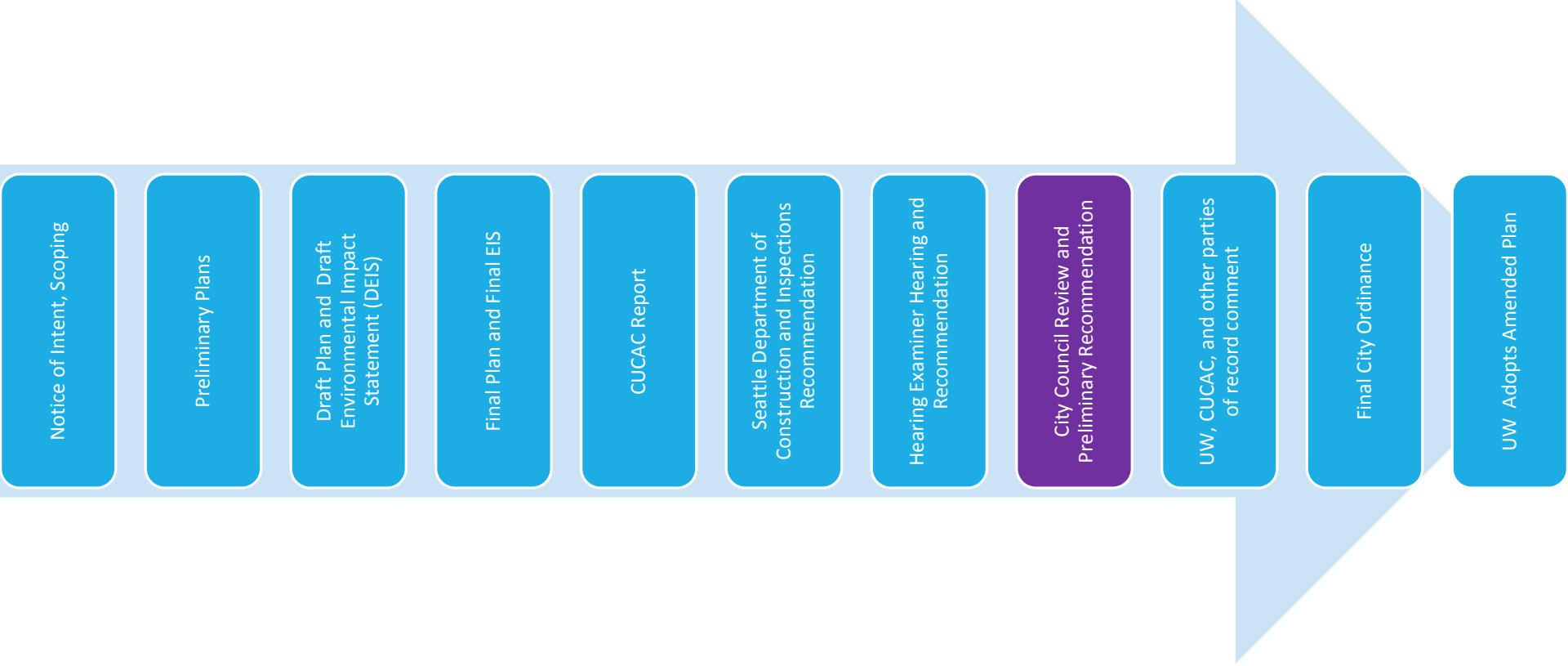
LISH WHITSON
LEGISLATIVE ANALYST

City-University Agreement

Requires a ten-year conceptual Master Plan and EIS with the following elements:

- ✓ Campus boundaries
- ✓ Zone designations
- ✓ Site plan
- ✓ Institutional zone and development standards
- ✓ Existing and proposed parking, bicycle, pedestrian, and traffic circulation systems
- ✓ Transportation Management Plan
- ✓ Future energy and utility needs
- ✓ Proposals for physical development
- ✓ Proposed development phases
- ✓ Any proposed street or alley vacation
- ✓ Land acquisition and leasing policy

Process



Campus Boundary and Sectors



Guiding Principles

Flexible Framework

- o Lasting and flexible planning framework to guide development of University projects

Learning Based Academic and Research Partnerships

- o Academic, teaching and research partnerships;
- o Contribute to innovation environment
- o Stimulate job growth and community and economic development

Sustainable Development

- o Commitment to sustainable land use
- o Balance development, open space, and public use

Connectivity

- o Better connect the University internally and with broader context

Stewardship of Historic, Cultural, and Ecological Resources

- o Preservation of historic, cultural, and ecological resources and strategic property development

Planned Growth

Table 1. Student, Faculty and Staff Figures

	2014	2018	2028	2014 - 2028 DIFFERENCE	% CHANGE
Total Student Population (FTE)	43,724	47,219	52,399	8,675	20%
Staff (FTE)	16,324	17,629	19,563	3,239	20%
Faculty (FTE)	7,107	7,675	8,517	1,410	20%
Total Population (FTE)	67,155	72,523	80,479	13,324	

Benchmarking Study (assignable sf per student FTE)

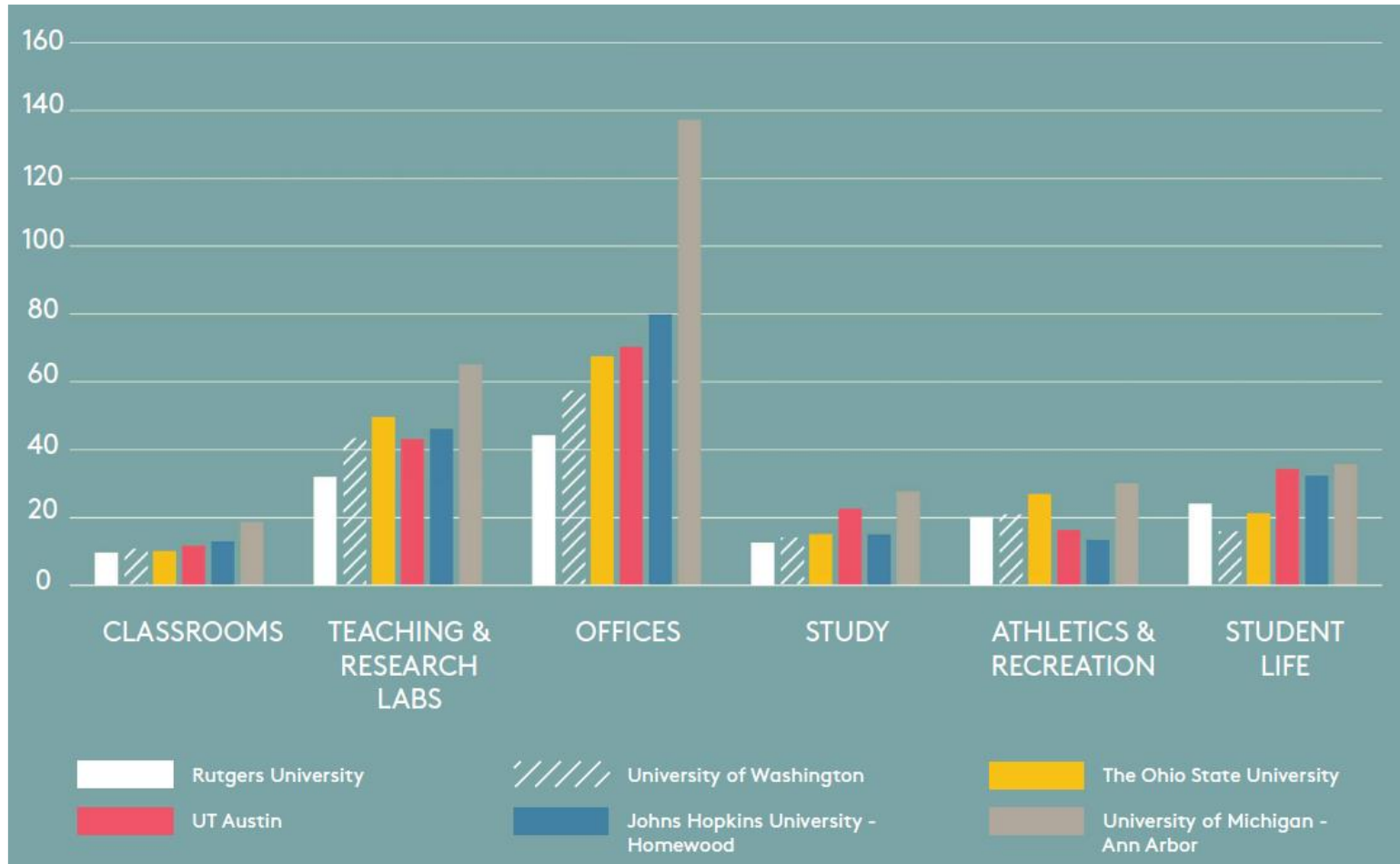
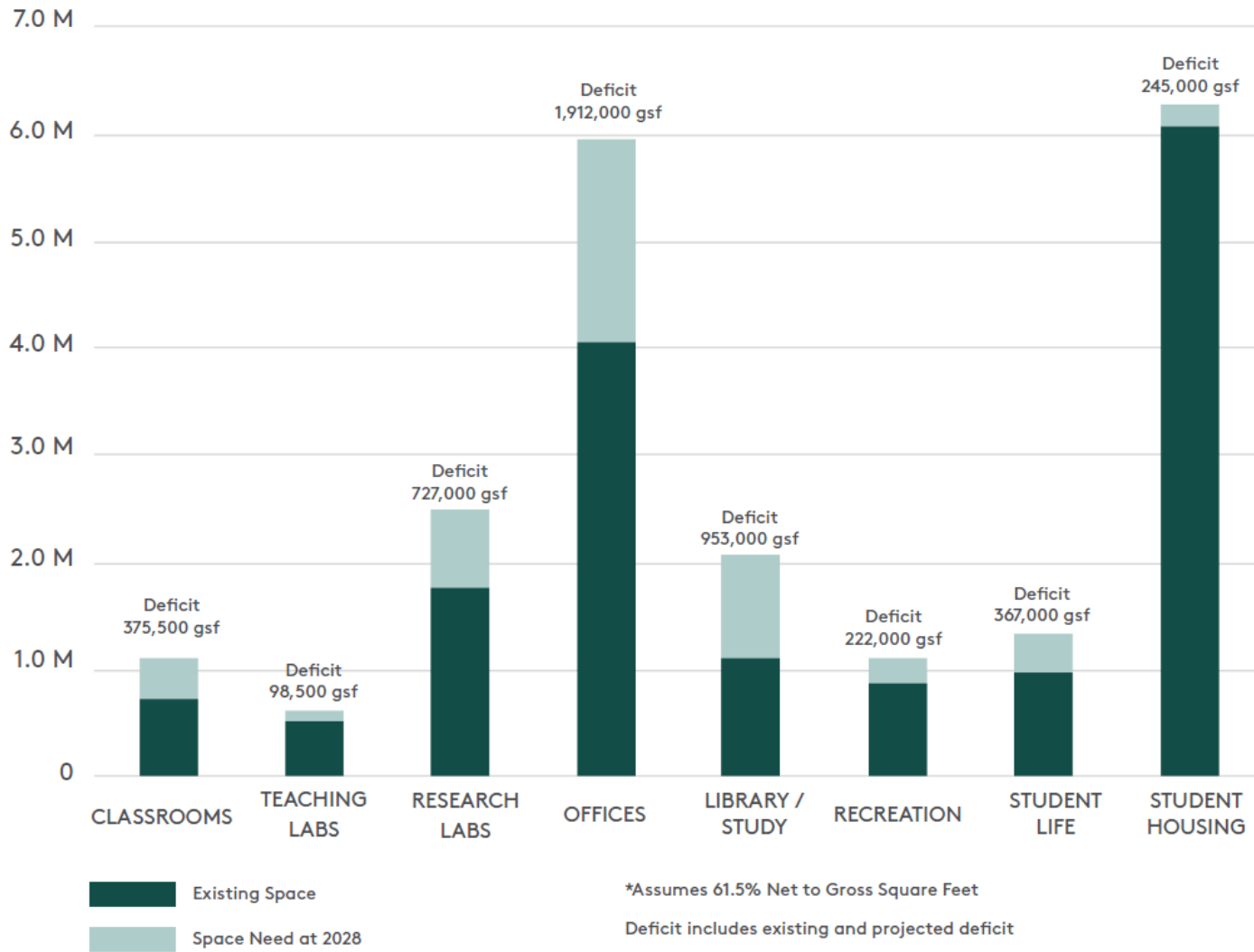


Table 3. 2028 Space Needs Determined by the Space Needs Model by Category (gross square feet*)

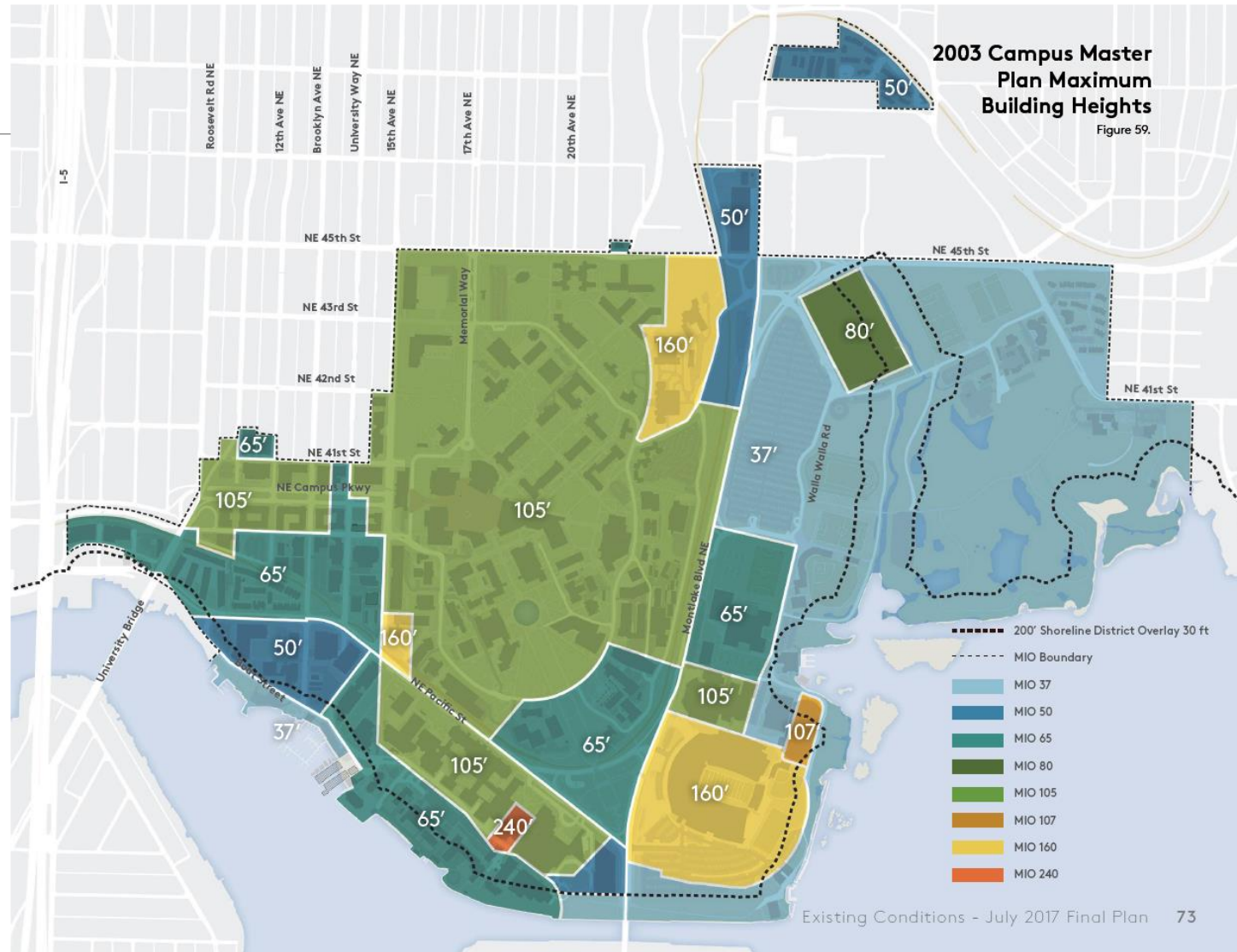


Development Capacity and Growth by Sector

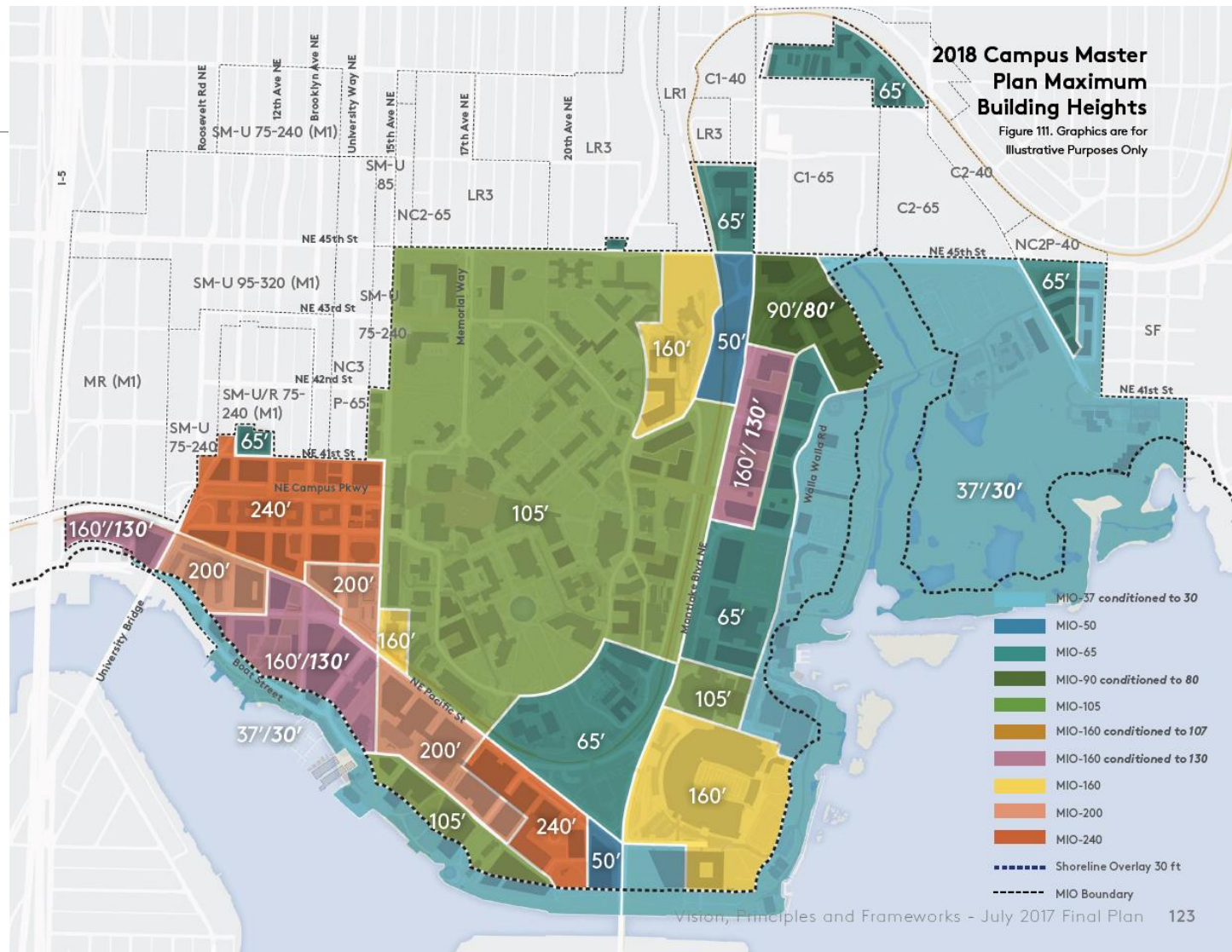
Table 8. Potential Development Capacity & Permitted Development by Campus Sector

	TOTAL GROSS SQUARE FEET OF NEW DEVELOPMENT ON ALL 2018 SITES	TOTAL DEMOLISHED GROSS SQUARE FEET ON ALL 2018 SITES	POTENTIAL NET NEW DEVELOPMENT (GROSS SQUARE FEET) ON ALL 2018 SITES	NET NEW MAXIMUM DEVELOPMENT (GROSS SQUARE FEET)	MAXIMUM DEVELOPMENT LIMIT (% OF TOTAL)
CENTRAL	2,765,000	1,133,059	1,631,941	900,000	15%
WEST	4,555,000	792,801	3,762,199	3,000,000	50%
SOUTH	4,985,000	2,776,265	2,208,735	1,350,000	23%
EAST	4,655,000	361,115	4,293,885	750,000	12%
TOTAL	16,960,000	5,063,240	11,896,760	6,000,000	100%

Current



Proposed





Illustrative Plan Long-Term Vision

Figure 112. Graphics are for Illustrative Purposes Only



Development Capacity and Growth by Sector

Table 6. Development Capacity and Permitted Development by Campus Sector

	POTENTIAL NET NEW DEVELOPMENT (GROSS SQUARE FEET)	NET NEW MAXIMUM DEVELOPMENT (GROSS SQUARE FEET)	MAXIMUM DEVELOPMENT LIMIT (%)
CENTRAL	1,631,941	900,000	15%
WEST	3,762,199	3,000,000	50%
SOUTH	2,208,735	1,350,000	23%
EAST	4,293,885	750,000	12%
TOTAL	11,896,760	6,000,000	100%

10-Year Conceptual Plan

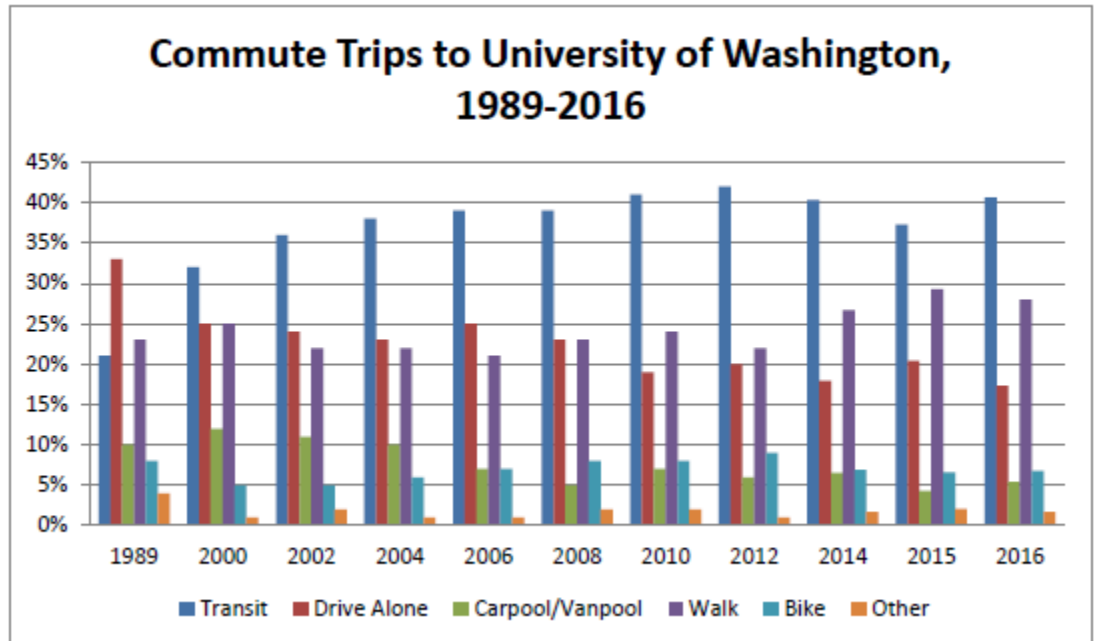
Figure 73. Graphics are for Illustrative Purposes Only



Transportation Management

**Transportation Management Plan
Goal:**

**Limit the proportion of drive-alone
trips of student, staff and faculty to
15% by 2028.**



University of Washington, 2017 Annual Report on the CMP

Transportation Management

Overall, motor vehicle **parking is limited to a maximum of 12,300 spaces** within the MIO (the “parking cap”). Service and load zones, parking for student housing, and accessory off-campus leased or owned spaces are not counted toward the parking cap. Above-ground parking is not counted against the net new 6 million square foot growth allowance in the CMP.

Minimum parking standards for new student housing will be one space per unit for family housing and spaces for up to 4 percent of total residents for single student housing. pp 240-241

Transportation Management

Table 21. Cost of U-Pass

	STUDENT	STAFF	FACULTY
Average Transit Pass*	\$303	\$314	\$150
U-PASS Cost (per quarter)	\$84	\$150	\$150
Discount \$	\$219	\$164	\$158
Discount %	72%	52%	51%

*Weighted average of cash fares and passes needed to cover the average transit user's costs.

TMP strategies also address:

- Transit
- Shared-Use Transportation
- Parking Management
- Restricted Parking Zones
- Bicycles
- Pedestrians
- Marketing and Education
- Institutional Policies

Housing

With the completion of the North Campus Student Housing Project, the University shall add 2,833 beds (includes New McCarty, New Haggett, Madrona, Willow and Oak) for a total student housing capacity of approximately 10,870 student beds, and is committed to increase its total to 11,528 that would allow the University to meet its **goal of housing 22 percent of the student population on-campus.**

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The Board of Regents continues to affirm that the primary source for student housing is the off-campus private market, **the University also relies on the private market to accommodate faculty and staff housing, but does not supplement the private market with on-campus housing.** To offer support, the University offers discounts and access to counseling services for eligible employees purchasing a home (HomeTown Home Loan program), provides rental opportunities at Bridges@11th affordable to employee households making 65 percent to 85 percent of the area median income as part of the City of Seattle’s Multifamily Tax Exemption Program (MFTE), and sets competitive salaries to secure housing in the private market.

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Open space



Figure 87. Potential Primary Open Spaces. Graphics are for Illustrative Purposes Only

Hearing Examiner Recommendations

Housing

...include the statement, “The University shall construct 150 affordable housing units for faculty and staff earning less than 60% AMI.” (recommended conditions 1 and 2)

Transportation

The University shall pay King County-Metro the operating costs for two additional bus transit coaches in both the AM and PM peak hours to provide additional capacity on routes serving Campus Parkway near Brooklyn Ave NE (recommended condition 51)

The University shall fund SDOT capital improvements to facilitate transit performance within the primary and secondary impact zones at the time of implementation of... RapidRide project[s]... (recommended condition 52)

The University shall expand, or pay SDOT for transit stop expansion at these locations as part of the NE 45th St/15th Ave NE/NE Pacific St RapidRide implementation. (recommended condition 55)

Issues raised in requests for further consideration

- Housing
- Transportation and Parking
- Child Care
- Racial Justice
- Open Space
- Workplace Justice
- Small Businesses
- Development Standards
- Updates to the City-University Agreement

Preliminary Schedule

July 18	Initial briefing
<i>July 31</i>	<i>Hearing (9 AM start)</i>
August 1	Discussion (Hearing and Petitions)
September 5	Discussion (Preliminary Recommendation)
September 19	Committee vote on Preliminary Recommendation
September 24	City Council vote on Preliminary Recommendation
<i>Oct.-Nov.</i>	<i>Opportunities for parties of record to comment</i>
December 5	Committee Discussion of Final Recommendation

Procedural issues

1. Ex parte communication?
2. Intervenors
3. Structure of hearing

Ex parte communication

“...any direct or indirect communication between a Councilmember and a proponent, opponent, or party of record that is made outside a Council hearing or meeting considering a quasi-judicial action and that concerns the merits of the quasi-judicial action pending before the City Council”

- ❖ Councilmembers must disclose
- ❖ Parties of record have opportunity to rebut the substance of the communication

Parties of Record

University of Washington*	Martin Luther King Jr. County Labor Council, AFL-CIO	Thomas Small
City-University Community Advisory Committee (CUCAC)*	Matt Weatherford	Tim Gould
Bulldog News	Pamela Honegger	Transit Riders Union
Cascade Bicycle Club	Puget Sound Sage	Transportation Choices Coalition
Church Council of Greater Seattle	Seattle Dept. of Construction & Inspections	U District Alliance for Equity and Livability
Emily Sharp	Seattle Human Services Coalition	U District Associates
Feet First	SEIU Healthcare 1199 NW	UAW Local 4121
IUPAT District Council #5	SEIU Local 925	University District Community Council
Ken Jewell	SEIU Property Services NW	Washington State Nurses Association
Laborer's Local 242	Sierra Club, Washington State Chapter	*listed in City-University Agreement
Low Income Housing Institute		

Intervenors

Bereket Kiros

Coalition of Immigrants, Refugees and Communities of Color (CIRCC)

Paula Lukaszek

Washington Federation of State Employees (WFSE) Local 1488

Shawn Williams

UW Employee

Proposed Hearing Schedule

1. University of Washington*	50 minutes
2. Petitioners	5 minutes each
◦ Parties are encouraged to give testimony together (including intervenors)	= 150 minutes
3. CUCAC	25 minutes
4. Seattle Department of Construction and Inspections	5 minutes
Total	230 minutes

*May choose to reserve time for rebuttals at the end of the hearing