

**SEATTLE CITY COUNCIL**

**FINDINGS, CONCLUSIONS AND DECISION**

**UNIVERSITY OF WASHINGTON 2018 SEATTLE CAMPUS MASTER PLAN**

**Clerk File 314346**

**Introduction**

The University of Washington seeks approval of a new Campus Master Plan (CMP) and a rezone to modify the heights of some Major Institution Overlay (MIO) districts within the campus boundary.

The proposed CMP would increase the square footage of development on campus to allow approximately six million square gross net new square feet. This expansion would be accomplished within the existing MIO boundaries primarily by increasing allowable height. The increased height, bulk and scale of future development would be mitigated by features such as maximum podium height limits, ground and upper-level setbacks, and tower separation requirements. In some shoreline areas, height limits would be decreased.

Traffic impacts associated with future development would be mitigated by a Transportation Management Plan (TMP) with a new, lower Single Occupancy Vehicle (SOV) commute goal, a cap on the number of parking spaces on campus, and a cap on the number of peak-hour trips.

On July 5, 2017, the University of Washington published the 2018 Seattle Campus Master Plan and issued a Final Environmental Impact Statement, which analyzed the impacts of the proposed CMP. On August 30, 2017, the City/University Community Advisory Committee (CUCAC) issued its Final report and Recommendations on the CMP, calling for adoption of the CMP with changes and modifications identified by CUCAC.

On November 16, 2017, the Director of the Seattle Department of Construction and Inspections issued a recommendation for conditional approval of the Master Plan and rezones. The Seattle Hearing Examiner held a hearing on the proposed MIMP between December 8, 2017 and December 12, 2017. The Hearing Examiner issued a recommendation for conditional approval of the plan and rezones on January 17, 2018.

**Council Review**

The City Council received petitions for consideration of the Seattle Hearing Examiner's recommendation from the University of Washington, the City/University Community Advisory Committee (CUCAC), the Seattle Department of Construction and Inspections (SDCI), and 27 other organizations and individuals.<sup>1</sup> The University, SDCI, the University District Alliance for Equity and Livability (UDAEL), the Sierra Club, and the Cascade Bicycle Club all filed responses to various petitions. The University, UDAEL and

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<sup>1</sup> Petitioners in order of filing were: the Seattle Human Services Coalition, SEIU Healthcare 1199 NW, SDCI, the Martin Luther King, Jr. County Labor Council, AFL-CIO, Sierra Club, Washington State Chapter, Laborers Local 242, Feet First, University District Alliance for Equity and Livability, Matt Weatherford, Transit Riders Union, the Church Council of Greater Seattle, Puget Sound Sage, the Low Income Housing Institute (LIHI), the International Union of Painters & Allied Trades (IUPAT) AFL-CIO District Council #5, Service Employees International Union, Local 925, Washington State Nurses Association, Kent Jewell, UAW Local 4121, Thomas Small, Pamela Honegger, Emily Sharp, the University of Washington, SEIU6 Property Services Northwest, Bulldog News, the University District Community Council, Cascade Bicycle Club, Transportation Choices Coalition, Tim Gould, and the U District Advocates.

Cascade Bicycle Club filed replies to the responses. In addition, the Coalition of Immigrants, Refugees and Communities of Color (CIRCC), WFSE Local 1488, and Shawn Williams filed motions to intervene, which were granted.

The City Council's Planning, Land Use and Zoning Committee (PLUZ) began consideration of the proposed CMP at its July 18, 2018 meeting.

On July 31, 2018, PLUZ held a hearing on the plan.

On August 1 and September 5, PLUZ continued its discussion of the plan. On September 19, 2018, the PLUZ Committee considered and voted on Resolution 31839, containing its preliminary decision on the CMP and associated rezones. The Council's preliminary decision, through adoption of Resolution 31839 on September 24, 2018, was to approve the CMP with conditions. Changes to the Seattle Hearing Examiner's recommendation that are reflected in Resolution 31839 include, but are not limited to:

1. A requirement that the University build 300 units of housing affordable to staff earning up to 80% of Area Median Income;
2. A reduction in the SOV goal;
3. A lower cap on parking spaces and inclusion of parking accessory to student housing within the cap;
4. A requirement to separate pedestrians and bicyclists along the Burke-Gilman trail;
5. Reduction in the maximum permitted height at site W22 – between Eastlake Avenue Northeast, Campus Parkway and 11<sup>th</sup> Avenue NE; and
6. Exempting space for small businesses and childcare facilities from the maximum square footage cap.

Resolution 31839 was distributed to the University of Washington Board of Regents, CUCAC and the other petitioners for comment. The Council received responses from the University of Washington, CUCAC, and eighteen other parties of record. The Council received replies to those responses from the University District Community Council, LIHI, U District Alliance, SDCI and the University of Washington.

Council Bill 119426, reflecting the preliminary decision made by the Council with technical changes, was introduced and referred to PLUZ on December 3, 2018. Council Bill 119426 includes conditions on the CMP, grants rezones to increase permitted heights within the MIO, and adopts Council Findings and Conclusions. On December 5, 2018, PLUZ recommended approval of Council Bill 119426 with amendments and recommended that Clerk File 314346 be granted as conditioned. Amendments to Council Bill 119426 made by PLUZ on December 5, 2018 included, but are not limited to:

1. Recognition of the University of Washington's agreement to voluntarily provide 150 units affordable to households earning up to 60% of Area Median Income and 300 units earning up to 80% of Area Median Income;
2. Recognize the University's agreement to provide funding for transit improvements on a set schedule; and
3. An increase in the maximum permitted height at site W22.

December 5, 2018  
CF 314346 – University of Washington 2018 Seattle Campus Master Plan  
Council Findings, Conclusion and Decision

**Council hereby adopts the Findings, Conclusions and Decision in the Ordinance introduced as Council Bill 119426 and approves the new Campus Master Plan as conditioned.**

Entered this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

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President, Seattle City Council