



Minutes #194

(Adopted February 8, 2022)

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

Tuesday, August 10, 2021

6:30 p.m. – 7:30 p.m.

WebEx

Attendees/CUCAC Members:

Jorgen Bader

Don Blakeney

Julie Blakeslee

Douglas Campbell

Ashley Emery

John Gaines

Kerry Kahl

Kay Kelly

Colleen McAleer

Staff and Others Present:

Sally Clark

Aaron Hoard

John Wetzel

Troy Stahlecker

Josh Peacock

Doug Woodruff

Nelson Pesigan

University of Washington

University of Washington

University of Washington

University of Washington

ZGF

Wexford Science + Technology

City of Seattle Department of Neighborhoods

1. Welcome and Introductions

Nelson Pesigan opened the meeting. Brief introductions followed.

2. Public Comments

There were no public comments.

3. UW 5-year Capital Plan

John Wetzel presented the UW 5-year Capital Plan including the annual process and timeline.

The goal of the capital plan is to plan a long-term plan (15-year look ahead) to identify potential investments in the next five years including goals, objectives, and constraints that the Board of Regents can review.

John talked about aligning the funding into demand and primary funding categories and sources. John also mentioned the main strategies in developing the capital plan that includes making capital investments in existing buildings, increasing UW medicine's access to debt, reducing the total square footage growth rate, and leveraging partnerships.

John described the capital budgeting process by identification of potential projects, testing, and refinement, approval of the capital budget, and the approval of individual projects.

John mentioned that a Capital Project Advisory Team was formed to provide checks and balances throughout the process and coordinate among the campus, university, and leadership levels. Several project types are reviewed in the budget process including active, core, institutional and clinical capital.

John summarized some of the project highlights that were involved in the capital plan including the Founders Hall (Mackenzie replacement), Haring Center Renovation, Interdisciplinary Engineering Building (IEB), Power Plan repairs, seismic improvements, University District Station, and the W27 Site development.

Doug Campbell commented about having another session to look at the capital budgeting process more thoroughly especially at the beginning of the process.

There was a question about equity funding if it includes downtown properties and John noted that it goes into the building account funding. Safeco properties provide funding, and it gets its financing through state budgets.

Doug commented about the debt limit and is there a separate source of debt funding. John mentioned that all debts are all in one and Treasury looks at this from different angles. John suggested having the folks from Treasury attend one of these meetings to provide a presentation and investigate specifically what Treasury provides in terms of capacity, debt allowance, etc.

John reiterated that having a partnership with this Committee and its budgeting process is important to provide an engaging collaboration and transparency.

4. 2021 CMP Annual Report

Aaron Hoard presented the 2021 UW Master Plan Annual Report for the Seattle Campus.

Aaron noted that the University uses the actual calendar year through 2020 and the report is also shared with the City of Seattle departments and the City Council.

The reporting structure and overview include the City University Agreement that comprises campus development, transportation, jobs, and housing and commercial development, real estate, and leasing. The report also includes the master plan reporting and the conditions for approval.

Aaron highlighted the campus development section including sites that were identified for development and sites under construction or completed. A summary of the 2020 campus mode shared was presented including the Transportation Management Plan (TMP) goals that saw a decrease of 9.8% SOV rate since 2019 due to the current pandemic. The 2020 SOV rate was at 7.5%. The TMP goal by 2028 is 12%. Aaron also mentioned that the goal is not to exceed the parking cap of 9,000 spaces. In 2020, the parking count was 11,636, a decline of 106 stalls. The University continues to evaluate its plan and demand strategies including subsidized U-Pass, scooter share, bike houses, ADA pathways, and parking improvements, and teleworking.

Aaron provided a summary of the jobs and housing section that include the Hometown Home Loan Program that helped first-time homebuyers in 2020 and 1,521 since the program started. A Filer Project with Seattle

Housing Authority that will seek to build 150 units of 60% AMI housing in the U District and a down payment program for new faculty in partnership with the Washington State Housing Finance Commission.

Aaron briefly talked about commercial development, real estate, and leasing and reported that there is a 12% vacancy rate and \$37.31/sq. ft. in U District commercial space and about 2, 129 new units in the U District since 2015 with another 2,500 permitted. UW has purchased two floating homes to become faculty rentals. UW leases 307,230 sq. ft in the primary zone for a total of 1.6m sq. ft. total in Seattle.

UW continues to look for opportunities for a new childcare space in the U District. UW is also evaluating a "Priority Hire Program" with recommendations expected in 2021 and it is also developing a new Bicycle Parking Plan to be completed in 2021.

Aaron noted that there are specific conditions of approval that the University is currently reviewing including the conceptual plans for the waterfront trail and West Campus Green, 150 housing units at 60% AMI (Filer), and 300 housing units at 80% AMI. Another condition has not been started yet because it is still early in the plan.

Don Blakeney asked about the child space on the Filer Project and Aaron noted that it will be at 41st and Roosevelt across the Portage Bay café. It will be 50% AMI in partnership with SHA. Aaron mentioned that there will be no retail space only office spaces.

Jorgen Bader asked how the University is positioning itself first to apply for the federal public works funding when it becomes available, and Aaron could not provide an answer but will provide more information to the Committee.

5. Site W27 Update

Troy Stahlecker mentioned that that team is currently in a competitive selection process for the W27 site where it will house the Clean Energy Institute. It will be a 343,000 sq. ft building and the team is currently looking at 30,000 sq. ft. of space. The team is currently doing its due diligence to identify and deal breakers and consultation with Wexford before it gets approval from the Board of Regents. The team has begun early design work with an anticipated construction start in the summer of 2022.

Doug Woodruff of Wexford mentioned that they were selected in a rigorous RFP process and found a great kinship and partnership with the University around what the building would look like and the long-term planning as defined in the Campus Master Plan.

The focus of building and site is to create a true community purpose based on the connections with the University, focus on the environment and public health as well as track the brightest talent and capital using the University's Intellectual properties.

Doug reiterated Troy's comment about Clean Energy as the anchor and biggest driver for this site to attract commercial tenants into West Campus, and this will be a new thing coming in Seattle.

Josh Peacock showed the West Campus map and mentioned that they are following the design and development guidelines of the Campus Master Plan.

W27 is located with great features especially with the activity level and connections along with the site and making sure that the building engages with the street corners as the public enters the building.

Josh showed a diagram and described the ground floor activation around the building including the diagrammatic renderings of the site. The diagram presented some of the challenges and constraints that were in the CMP including setbacks, but the team see this as an opportunity to address in the design and development.

Josh mentioned that the heart of the building is all about the connections where people can come together and collaborate as well as how the building engages with its surrounding environment, landscape, wetlands, and meadows.

Doug Woodruff mentioned that the team is targeting to go before the Board of Regents in November for approval. The schematic design should be completed by that time and have a clear understanding of the economics of the building. The team will also be engaged in selecting a partner to identify any additional commercial tenants and potential government entities.

John Gaines mentioned that the team did a great job in presenting the landscaping features as well as how the building would interact with the pedestrians. Connections are important and not having a massive building block around the building is good for the neighborhood.

Doug Woodruff mentioned that the design of the building especially the first-floor concept is focused on convening spaces for the community and the neighborhood, and it is not only for the tenants of the building.

Julie Blakeslee commented that the next touchpoint for this Committee is when the team gets more details on the exterior materials and the finalization of the building forms and other materials. Troy Stahlecker added that the team will be presenting to the Board of Regents in November and will provide an update to this Committee sometime early next year.

Doug Campbell asked about security and community access to the building and Doug Woodruff mentioned that it will have access limitations to the areas of the building such as elevator access, but it is mostly open and accessible to the community.

Doug Campbell inquired about parking spaces for the building and Troy noted that are approximately 725 parking spaces with ample space for bicycle storage.

6. Committee Deliberation

John Gaines commented about agenda items for the upcoming meetings including an update on the W27 site early next year and an update to the five-year capital plan process.

Sally Clark noted that the University does not have a project to present at the September meeting. Sally mentioned that a possible presentation on the Interdisciplinary Engineering Building (IEB) may happen at the October meeting.

John Gaines suggested having a regular meeting schedule on the calendar and Nelson Pesigan informed the Committee that a regular meeting invite will be sent to the Committee members as a “hold” on their calendar (2nd Tuesdays/month). Nelson will check in with Sally if there are any project updates and presentations and if there are none, Nelson will cancel the meeting.

A question was asked about the U District Station opening and possible event scheduled, and Don Blakeney and the U District Partnership will be hosting the opening event, and all are invited on Saturday, October 2nd.

A question was asked about the possible hybrid meeting in the future and Sally Clark noted that the University has no issue having a hybrid meeting but will check about conference room availability and access to video conferencing.

Nelson Pesigan added that the City of Seattle is looking at how to accommodate hybrid meetings with its Boards and Commissions.

7. Adjournment

Nelson Pesigan adjourned the meeting at 7:25 p.m.