

**University of Washington**  
**Faculty Council on University Facilities and Services**  
April 20<sup>th</sup>, 2017  
10:00am - 11:30am  
Gerberding 142

**Meeting Synopsis:**

1. Call to order
  2. Approval of agenda
  3. Review of the minutes from April 6<sup>th</sup>, 2017
  4. Chair's remarks
  5. 45th Street Light Rail Overbuild – Mike McCormick
  6. Good of the Order
  7. Adjourn
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**1) Call to order**

Christie called the meeting to order at 10:00 a.m.

**2) Approval of agenda**

The agenda was approved as written.

**3) Review of the minutes from April 6<sup>th</sup>, 2017**

The minutes from April 6<sup>th</sup>, 2017 were approved as written.

**4) Chair's remarks**

Christie reported the UW Architectural Commission had a short meeting during the last week wherein the UW Bothell Campus Masterplan was discussed. The campus is severely short of classroom space and will need to build in order to expand classroom usage. Christie explained recently-added FCUFS member Bill Erdly is in the process of putting together a body composed of UW Bothell faculty to review and discuss the UW Bothell Campus Masterplan.

The North Campus Student Housing Project is going through a budget audit which will likely result in the substitution of some metals and brick for cost-effective alternatives. Also as a result of the budget audit, the top story of the Haggett Hall replacement will possibly not be built, resulting in a loss of 100 beds from the project.

The Provost's Space Advisory Committee met and was briefed on the newly-developed capital project scoring system (developed in consultation with FCUFS during AY 2016-2017).

Christie explained the May 4 FCUFS meeting will focus on future capital planning as it relates to cost and building requirement escalation. New Executive Vice President for Finance and Administration, Jeffrey Scott, will attend as a guest. The site of the new Population Health Building will be discussed by FCUFS on May 18.

Maitland (member, Policy Committee, Special Olympics) presented some information on Special Olympics USA, 2018, which will be primarily hosted by the UW at the Seattle campus. He showed a PowerPoint and gave a handout as part of his presentation (Exhibit 1) (Exhibit 2). The event will see 3000 athletes (in addition to coaches, family members, staff, and volunteers) staying at the campus for the duration of the event (June 30 – July 7, 2018). He explained that during this time, the campus can expect a major traffic and population influx.

The Seattle campus site will be investigated in relation to various aspects of hosting the games – including accessibility and venue space – in a site visit to occur June 24-29, 2017. A low environmental impact is one goal related to the university hosting the event. There was some discussion of managing traffic and associated communication efforts as part of the event. The council urged that the Policy Committee consider community outreach to affected neighborhoods in the area.

#### **5) 45th Street Light Rail Overbuild – Mike McCormick**

Mike McCormick (Associate Vice President, Capital Planning & Development) and Todd Timberlake (Chief Real Estate Officer, UWRE) were present to discuss the 45<sup>th</sup> Street Light Rail Overbuild, as well as West Campus development. They used a PowerPoint as part of the presentation (Exhibit 3).

##### *45<sup>th</sup> Street U-District Station*

Timberlake explained as a result of a complicated Property Exchange and Development Agreement, the UW owns the air rights above the U-District Station and will be able to build up to 160 feet (given that the City of Seattle recently approved an up-zone to the site and the entire U-District). It was clarified that the UW is responsible for construction of the 45<sup>th</sup> train station building, and due to funding (and demand) limitations, this will be a market-driven, developer built building.

A timeline was shown relating to various tasks associated with construction of the new building (Slide 3, Exhibit 3). Timberlake explained the project is currently behind schedule, and some resolution to scheduling issues will have to be come to during the summer of 2017.

Schematic designs were shown of the 1<sup>st</sup> and 2<sup>nd</sup> floor plans of the train station, as well as the associated tower. Logistical requirements were discussed. The building will be over 14 stories high. 43<sup>rd</sup> Street will be redeveloped into a “green street” (gives priority to pedestrian circulation and open space over other transportation uses). It was noted 15<sup>th</sup> Street is a busy street for pedestrians to cross in the area. Another member clarified there is already a huge amount of pedestrian traffic in the area. A developer has been hired by the university to assess the expected cost of development. The intention is that the university does not borrow money to develop the site.

Leasing space in the new building is a part of the development deal with the UW. Parking remains to be an issue, as there is currently no plan to incorporate parking, and street parking is limited. The idea is the leased space will be made up of private offices (as opposed to residencies). There will be retail space on the main floor of the station as part of negotiations with the developer.

The U-District and North Link train stations are planned to open mid-2021, as Sound Transit is still constructing associated inter-station infrastructure.

### *West Campus Development / "Innovation District"*

McCormick explained the 2018 Campus Master Plan anticipates a significant increase in height/density in West Campus, as the UW owns and retains control of the land (area beginning south of 41<sup>st</sup> street). For a number of reasons the area appears to be a perfect location for an "Innovation District," imagined to include a mix of public and private activities. McCormick explained the West Campus Development Advisory Committee was charged by Provost to create a programmatic, physical, and financial vision with key implementation strategies and measures of success.

There was some discussion. A long-term vision illustration was shown for the area (Slide 13, Exhibit 3), and a list of draft goals relating to the project were displayed:

- ❖ Creation of an inclusive Innovation District that focuses on Society and Cities, Environment, Energy and Population Health with two buildings in place by 2023.
- ❖ Partnerships of for-profit and non-profit partners - no one partner dominates the West Campus.
- ❖ The West Campus public realm is inviting and safe.
- ❖ Students are working with partners in collaboration with faculty to solve real world problems.
- ❖ New businesses and partners come to the U-District because of the successful Innovation District and implement the Cities vision for the University District Urban Center.

It was noted there is approximately 3 million square feet of potential development space in West campus. Discussions with King County are ongoing relating to the construction of a new park overlooking the water. The idea is that there will be a combination of university-owned space and space for lease within new buildings, as well an idea to create a new academic conference center which can be rented out by external parties. The development plan includes collaborating with private sector partners to share costs of expensive equipment that will be necessary to carry out various research projects in the area.

A member asked what is driving the height of the buildings in the illustration, as many are shown to be tall. McCormick explained the open space envisioned for the area (via the new park) requires a tradeoff given the desired density of people. It was noted the area south of Boat Street is not owned by the university. McCormick was thanked for allowing the council to provide input at such an early stage in the design process.

## **6) Good of the Order**

Nothing was stated for the good of the order.

## 7) Adjourn

Christie adjourned the meeting at 11:30 a.m.

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*Minutes by Joey Burgess, jmbg@uw.edu, council support analyst*

**Present:**                      **Faculty:** Bruce Balick, Rich Christie (chair), Laura Little, Murray Maitland, Bill Rorabaugh, AnnMarie Borys, Ashley Emery  
**Ex-officio reps:** Chris Byrne, John Carroll, Steve Goldblatt  
**Guests:** Mike McCormick, Todd Timberlake

**Absent:**                        **Faculty:** Ann Mescher, Giovanni Migliaccio, Jan Whittington, Bill Erdly  
**Ex-officio reps:** Carly Bainbridge, JoAnn Taricani  
**President's designee:** Charles Kennedy

### Exhibits

Exhibit 1 – Maitland\_SOUSA\_report\_SEC\_040317

Exhibit 2 – Maitland\_specialolympics\_handout.doc

Exhibit 3 – U District Station\_and\_West Campus.ppt



**Murray Maitland (mmaitlan@uw.edu)**

**Department of Rehabilitation Medicine**

**Member FCUFS**

**Faculty representative UW, Policy Committee,  
Special Olympics USA, 2018**

**Special Olympics USA, 2018,  
Seattle Washington**

**Over 3,000 athletes will participate in 14 sports**

# The dates:

- June 24-29, 2017 - 800 Special Olympics (SO) attendees in the residence halls for the SO North America Golf tournament, a conference and site visits
- June 30, 2018 - Participants (athletes, officials, etc.) and others arrive
- July 1 to 6 - Games
- July 7 - Participants and others depart

# The UWs Role

- University of Washington will be a major “vendor” providing facilities and services at the Seattle campus.
- Twelve sports venues will use UW facilities.
- Use of campus services such as accommodation
- Parking and transportation services.
- Health, safety and security
- The UW is not a sponsor

# UW Organization Structure for 2018 Games:

Exhibit 1

- Project Manager: Kerry Kahl (kkahl@uw.edu)
- Policy Committee Lead: Jeffrey Scott
- Operations Committee Leads: Dan Erickson, Leonard O'Connor
  
- Sponsorship Subcommittee Lead: Christine Phelan
- Communications Subcommittee Lead: Nicole Dierks
- Health/Safety/Security Subcommittee Lead: Steve Charvat
- Facilities/Logistics Subcommittee Lead: Gary Leonard
- Open Space/Transportation Subcommittee Lead: Howard Nakase
- Technology/Broadcast Subcommittee Lead: Toni Booker
- Healthcare Subcommittee: Christy Gullion

# Evaluation of impacts and benefits

- Programs
  - Draft framework for proposal submission
- Accessibility
- Commitment to low environmental impact
  
- Questions?

## **Special Olympics USA, 2018, Seattle Washington**

Over 3,000 athletes will participate in 14 sports

### **Murray Maitland (mmaitlan@uw.edu)**

- Department of Rehabilitation Medicine
- Member Faculty Council on University Facilities and Services
- Faculty representative University of Washington, Policy Committee, Special Olympics USA, 2018

### **The dates:**

- June 24-29, 2017 - 800 Special Olympics (SO) attendees in the residence halls for the SO North America Golf tournament, a conference and site visits
- June 30, 2018 - Participants (athletes, officials, etc.) and others arrive
- July 1 to 6 - Games
- July 7 - Participants and others depart

### **The University of Washington's Role:**

University of Washington will be a major "vendor" for the USA SO games organization, providing various facilities and services throughout the Seattle campus, including:

- Twelve sports venues will use UW facilities.
- Significant presence on campus and use of campus services such as accommodation
- Significant use will be made of parking and transportation services.
- Health, safety and security planning and coordination will be vital for ensuring a successful event.

The UW is not a sponsor. There will be full cost recovery including institutional overhead.

### **UW Organization Structure for 2018 Games:**

Project Manager: Kerry Kahl (kkahl@uw.edu)

- Policy Committee Lead: Jeffrey Scott
- Operations Committee Leads: Dan Erickson, Leonard O'Connor
- Sponsorship Subcommittee Lead: Christine Phelan
- Communications Subcommittee Lead: Nicole Dierks
- Health/Safety/Security Subcommittee Lead: Steve Charvat
- Facilities/Logistics Subcommittee Lead: Gary Leonard
- Open Space/Transportation Subcommittee Lead: Howard Nakase
- Technology/Broadcast Subcommittee Lead: Toni Booker
- Healthcare Subcommittee: Christy Gullion

### **Other locations:**

Seattle University, Seattle Pacific University, King County Aquatic Center, Willows Run Golf Club, Celebration Park, and Kenmore Lanes

### **Evaluation of impacts and potential benefits for the UW and our community:**

- Programs
  - Draft framework for proposal submission
- Accessibility
- Commitment to low environmental impact

### **Questions?**

# U District Station Building

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**April 10, 2017**

# BACKGROUND

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- As a result of a complicated Property Exchange and Development Agreement, the UW owns the air rights above the U District Station
- Sound Transit is under construction and scheduled to open U District Station and North Link mid-2021
- UW must make a best effort to complete a TOD building above the Station by mid-2021
- The City of Seattle recently approved an up-zone to the site and the entire U District, allowing us to build up to 160'.
- Due to funding (and demand) limitations, this will be a market-driven, developer built building.

# U DISTRICT STATION BUILDING (UDSB)

ID	Task Name	2017				2018				2019				2020				2021	
		Q1	Q2	Q3	Q4	Q1	Q2												
1	Developer Study	█																	
2	UW Demand Study	█																	
3	BCA Preliminary Analysis		█																
4	Bid, Select, Sign Developer					█													
5	Design							█											
6	Entitle									█									
7	Shell Construction													█					
8	Sound Transit Construction	█																	

# U DISTRICT STATION SITE INFORMATION

## Site

- 100' x 370' = 37,000 SF

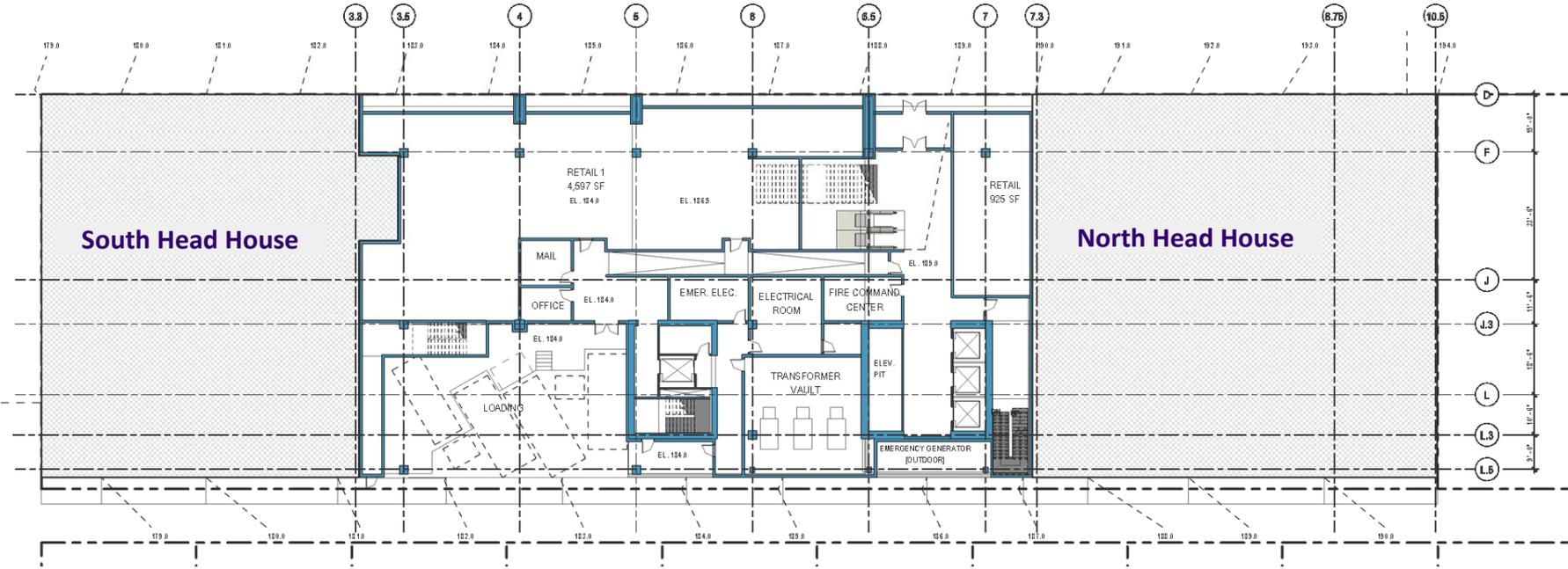
## New Zoning

- SM-U 95-320
- FAR 7
- Podium height 55'
- Total height 160' (office)
- Floor plate max
  - 30,000 SF podium
  - 20,000 SF above podium



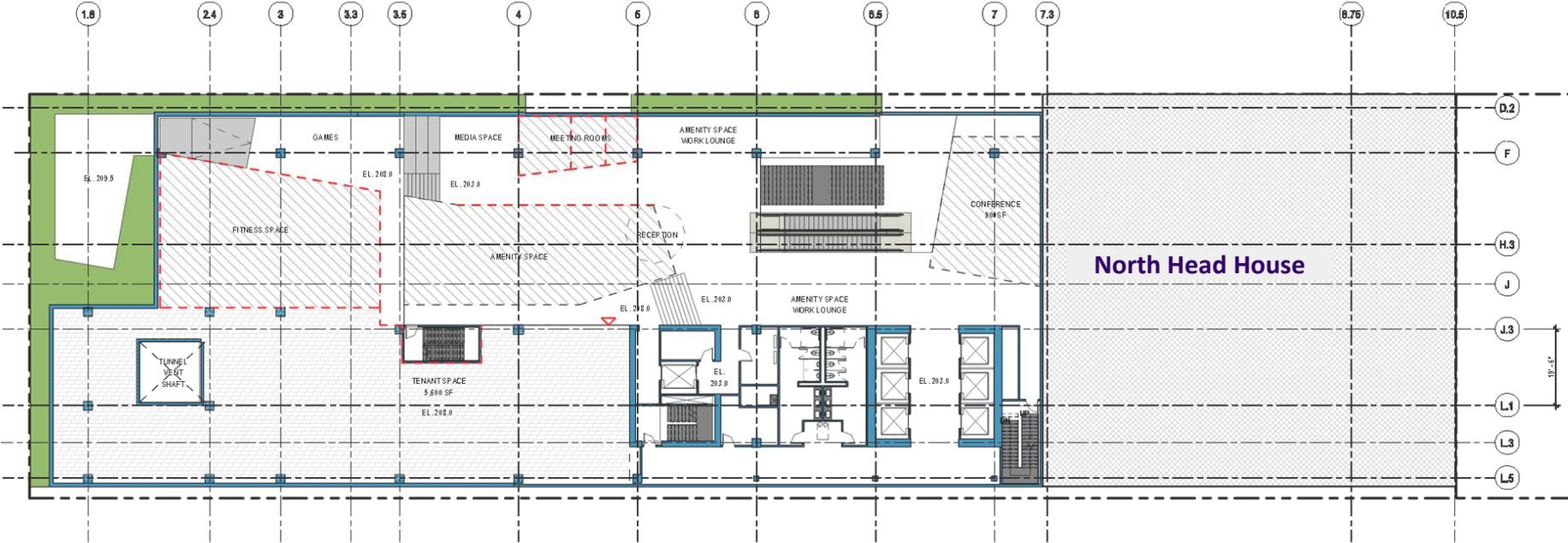
# 25% SCHEMATIC DESIGN

## FIRST FLOOR PLAN



# 25% SCHEMATIC DESIGN

## SECOND FLOOR PLAN



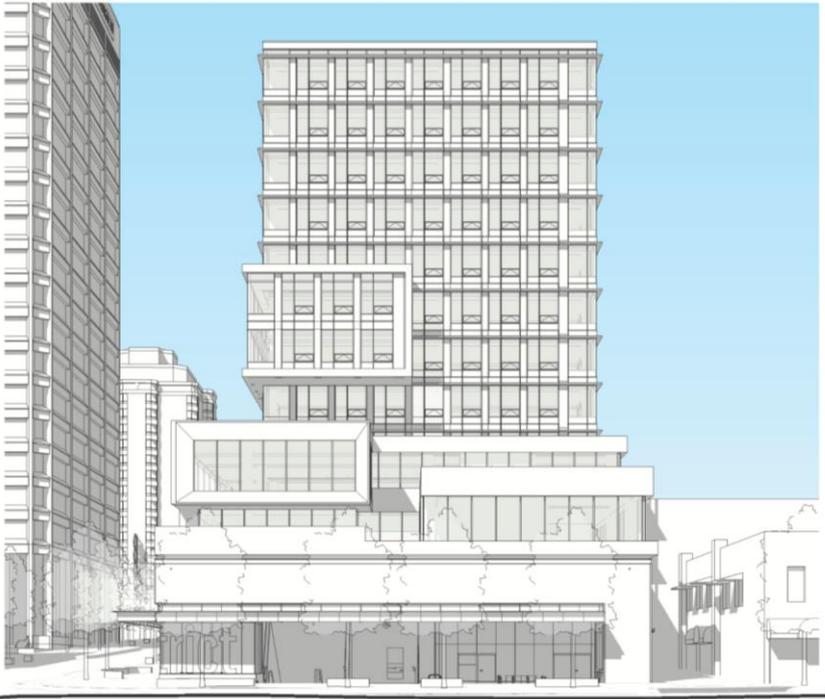
# 25% SCHEMATIC DESIGN

## TYPICAL TOWER PLAN

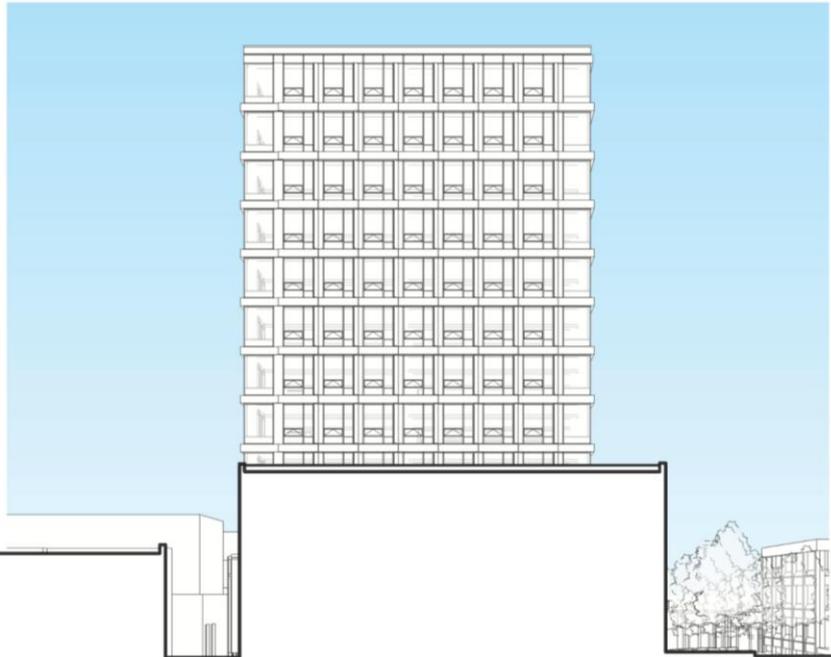


# 25% SCHEMATIC DESIGN

## SOUTH ELEVATION



## NORTH ELEVATION



# 25% SCHEMATIC DESIGN

## WEST ELEVATION



# West Campus Development

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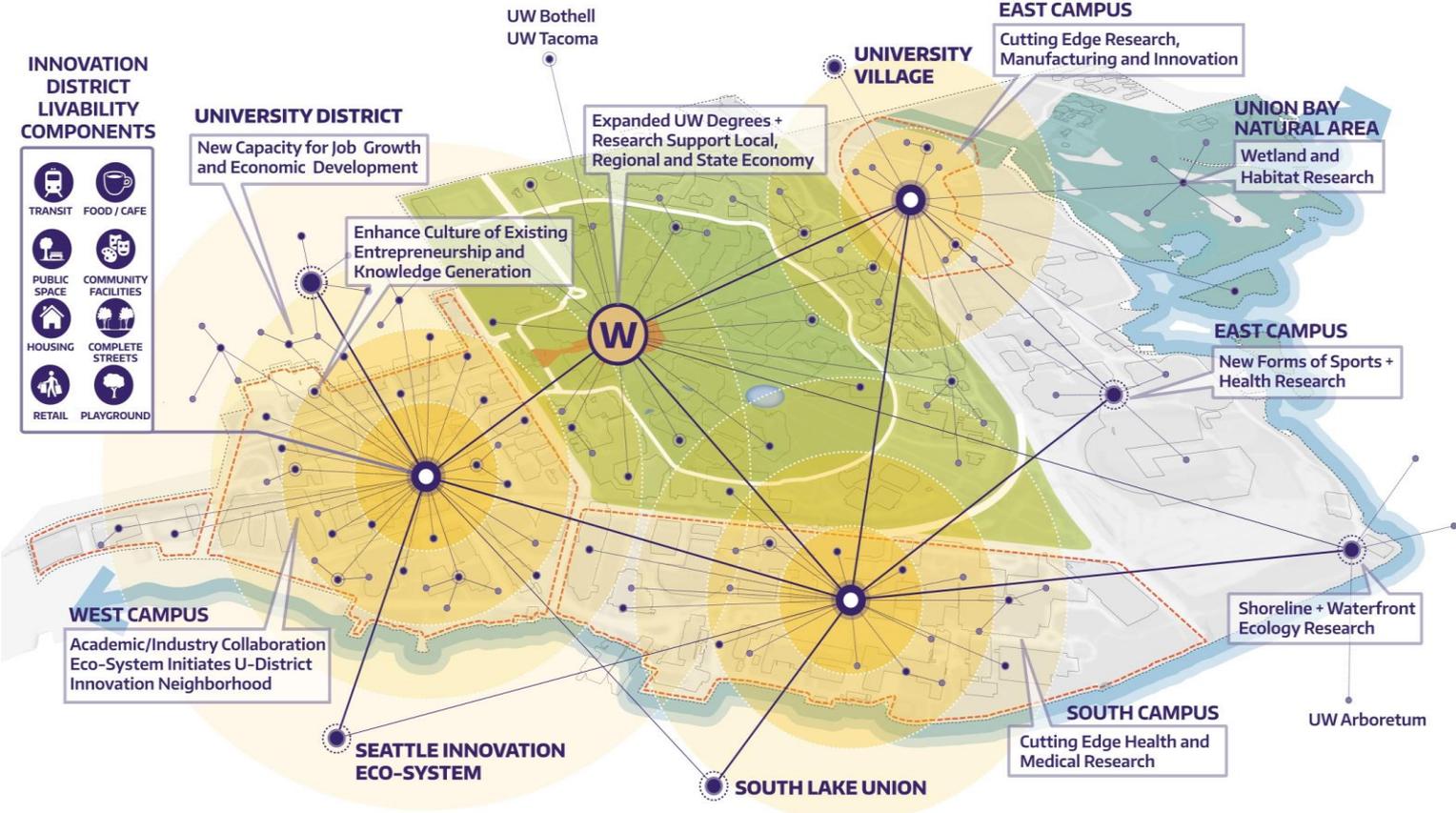
**April 10, 2017**

# BACKGROUND

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- The 2018 Campus Master Plan anticipates a significant increase in height/density in West Campus – in keeping with the U-District upzone.
- For a number of reasons this appears to be a perfect location for an “Innovation District” with a mix of public and private activities.
- West Campus Development Advisory Committee was charged by Provost to create a programmatic, physical, and financial vision with key implementation strategies and measures of success.
- Due to funding constraints, this will be pre-dominantly developer built space under a ground lease.

# Potential Synergies



# Long Term Vision



# Long Term Vision – 3 million SF



# Preferred Scheme – Near term



# Draft Goals

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1. Creation of an inclusive Innovation District that focuses on Society and Cities, Environment, Energy and Population Health with two buildings in place by 2023.
2. UW West Campus Innovation District is the envy of other University's and faculty, staff and students come here because of it
3. Partnerships include a wide variety of for-profit and non-profit partners - no one partner dominates the West Campus
4. The West Campus public realm is inviting and safe.
5. Students are working with partners in collaboration with faculty to solve real world problems.
6. New businesses and partners come to the U District because of the successful Innovation District and implement the Cities vision for the University District Urban Center