

University of Washington
Faculty Council on University Facilities and Services
June 12, 2014, 10:00 am – 11:30 am
26 Gerberding

Meeting Synopsis:

1. Call to Order
 2. Approval of the Agenda
 3. Review of the Minutes from May 15, 2014
 4. West Campus Development Framework
 5. Adjourn
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1) Call to Order

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

2) Approval of the Agenda

The agenda for the June 12, 2014 meeting was approved.

3) Review of the Minutes from May 15, 2014

The minutes from May 15, 2014 were approved as written.

4) West Campus Development Framework

Rebecca Barnes (University Architect) and Caitlyn Clauson (Project Manager for Mahlum Architects, Inc.) were present to discuss the UW West Campus Development Framework (WCDF).

Mahlum Architects was initially tasked to establish a master plan for student housing in west campus. When UW decided to review possible development in west campus the firm began to prepare for UW's upcoming master plan. The goal was to take a comprehensive look at what UW will look over time as it evolves to maximize building capacity. The West Campus Development Framework was developed to consider several possible scenarios that could likely lead to future development at UW. The upcoming Master Plan will be proposed in a year and a half so this is the time to solicit feedback about UW's future plan for west campus. Clauson explained this planning to focus on land UW currently owns.

Clauson listed the following groups that are participating in the planning process:

- Mahlum Architects – Planning Lead
- GGN – Landscape
- Corneil Collaborative – Physical Planning and Urban Design
- Nelson Nygaard – Mobility and Parking
- U3 Advisors – Real Estate Strategists

Clausen explained that the planning is taking into consideration current projects within the UW community, including:

- Light Rail Station
- UW Police Station
- Central Utility Plant
- Future Park
- Greenway
- Green Streets
- Bike Lanes
- Burke Gilman Trail

Clausen clarified that “green streets” are plans developed by the City of Seattle to incorporate green design, such as new street trees and storm water retention ponds.

Process Update

Phase 1: Vision and Analysis (January –April)

- Confirm aspirational vision for the West Campus
- Review existing planning documents
- Conduct stakeholder interviews with University, community, and regulatory representatives / develop recurrent themes
- Conduct history of development analysis
- Develop growth profile for the West Campus
- Conduct a site and capacity analysis

Phase 2: Scenario Development (April – August)

- Develop foundational framework parameters – variables
- Develop physical planning scenarios
- Identify and develop near-term transformative projects for each scenario

Phase 3: Documentation

- Finalize scenarios
- Write WCDF final report

In order to successfully plan the team has consulted with a variety of stakeholder groups covering academia, local agencies, administrative units at UW, and students. Christie requested that faculty, specifically FCUFS, should be considered a stakeholder in the process.

Clausen listed the primary themes and aspirations of the west campus study, including:

- Distinct Character - Create a distinct West Campus aesthetic that differentiates itself from Central Campus.

- Collaboration - Create a physical environment that facilitates connections between university constituents, the broader community, and industry.
- Innovation and Experimentation - Position the West Campus as the venue to test new approaches to living, learning, teaching, conducting research, and working.
- Flexibility - Provide undedicated space and flexible buildings to adapt and accommodate multiple uses over time.
- Livable Neighborhood - Support a safe, healthy, lively, mixed-use and pedestrian-oriented neighborhood.

Summary of Analysis

The area of planning covers 72 acres and 3.96 general square feet (GSF) of space in UW owned buildings within WCDF. Approximately 12,000 students live within a 15 minute walk circle of campus:

- 5,500 in UW west campus housing
- 1,008 within 5-minute walk
- 2,720 within 10-minute walk
- 6,382 within 15-minute walk

UW housing in west campus includes:

- Suites – 3,112 beds
- Apartments – 2,216 beds
- Family housing – 140 units
- Mercer Court, Terry, Maple, Lander – 3,100 beds

This is in addition to private development surrounding the area which will account for 1,500 new residential units south of NE 50th street.

Clausen discussed UW's recent MyPlaces survey which mapped the use of UW's physical environment. Clausen reported that UW received a total of 30,000 item indicators which represented locations where people enjoyed socializing, eating and exercising. Clausen covered the spectrum of access to amenities which are concentrated north of the Burke Gilman Trail (BGT). A comment was raised that similar to central campus being organized around open space, there should be open space in the WCDF. Members discussed the difficulty of having large open spaces in a tight, urban area. A comment was raised supporting the idea of a large area for passive activities, such as a park.

Traditionally, overall building use is generally defined by single-use buildings. However, UW's west campus is an exception due to the concentration of recent residential development which has accommodations for an assortment of uses. Academic use by college is generally defined by a single-occupant with few examples of interdisciplinary buildings. The range of collaborative opportunities is large and depends on the size and cost of investment. Examples include:

- Co-work/start up space
- Informal collaboration
- Hands-on maker space
- Interdisciplinary research

- Formal collaboration
- Research partnerships

Collaboration spaces at UW are currently informal, social collaborative spaces largely associated with new residential development with more formal, interdisciplinary activity south of the BGT.

Mode of transportation at UW is broken down into:

- Walking – 22%
- Driving (single occupant) – 20%
- Transit – 41%
- Carpool – 6%
- Bicycle – 9%
- Other – 2%

An interesting trend is that student walking patterns are east-west, while staff/faculty trends are north-south. Also, the most difficult crossing into UW was reported to be the pedestrian crossing bridge at 15th Avenue and West Campus Parkway. However, studies have also indicated this pedestrian crossing bridge is the key gateway into UW.

Total parking capacity at UW is 2,208 spaces, broken down by:

- Surface – 492 spaces
- Below grade – 734 spaces
- Structured – 909 spaces
- Restricted – 73 spaces

Discussion ensued about the utilization of parking areas. Average lot utilization is 75% and Clausen stressed the need for a new parking plan to address future campus-wide planning.

Discussion moved to campus character and the desired character of streets and public spaces. Clausen's group began by reviewing the topography and how human-activity restructured the landscape. Intentional landscapes are largely associated with new residential development with planned improvements designed to connect landscape amenities. A question was raised asking if the group reviewed locations that would be optimal for childcare space. Clausen pointed out a current childcare facility is already located in west campus with an estimated capacity of 100 children. Clausen reported the most popular landscapes are located south of the BGT and associated with views towards the water.

Development capacity and anticipated growth concerns are very important to consider to determine how much development west campus can support over the next 20 years. Additionally, UW needs to estimate how much space the institution needs to expand over the same amount of time. The 2003 Campus Master Plan originally allowed for 870,000 gsf within west campus. With significant development occurring within west campus over the last 10 years UW would require the reallocation of the allowance from other subareas. Clausen reported there are still 78,000 gsf of remaining development limit within west campus. The identification of new development sites will take into consideration several factors, including:

- Building age
- Building condition
- Deferred maintenance
- Site utilization
- Enabling projects

Clausen presented a diagram showing possible near and long-term sites. Near-term sites typically including parking lots and smaller structures and currently covers 318,000 gsf and 13 acres of land area. Plans are to increase near-term capacity to approximately 2.2 million gsf. Long-term sites are defined by the increased degree of difficulty to redevelop requiring surge space and currently covers 938,000 gsf and 19.8 acres of land space. Plans are to increase long-term capacity to approximately 2.9 million gsf.

Anticipated growth is based on past experience in which UW constructed 2.9 million gsf of new development on the Seattle campus with 62% occurring in west campus. The planning assumptions as UW moves forward are:

- Maintaining UW's rate of development generates a 20-year projected program of 5.8M gsf for the Seattle campus
- Recognizing that development sites on the Central Campus will be more limited in the future, that development opportunities exist within the West Campus, and that there is desire to transform the West Campus into a vital urban district, we will assume for planning purposes that in the future 75% of new development will occur within the West Campus.
- This assumption suggests that the West Campus should plan for 4.35M gsf of new space over the next 20 years.

Clausen summarized that near to long-term capacity is approximately 2.5-3.8 million gsf with anticipated growth estimated to by 4.35 million gsf.

Exploration of Variables

Eight variables have been identified to help anticipate three different scenarios, and include:

- Identity
- Program quality
- Density
- Mix of uses
- Landscape
- Circulation
- Enabling
- Implementation

The most common issues when reviewing possible scenarios address the importance of strategic choices, critical variables that must be tested, and whether any variables are missing. Members discussed the importance in maintaining UW's historical character, such as the cherry trees. Discussion ensued about UW architecture in different parts of the campus. Clausen provided examples of different styles of university character that could be used as a model for west campus, including:

- Collegiate campus – Harvard Year, UW Liberal Arts Quad
- Urban district – New York University, Portland State University
- Research Park – University Park at MIT, South Lake Union

A comment was raised that west campus has more of a “collegiate campus” feel rather than an “urban district”. Clausen clarified that the WCDF only addresses the neighborhood south of 41st St and the area north of the WCDF is currently being reviewed by the City of Seattle. A question was raised asking if UW’s transition to providing more online courses has played a role in the WCDF. Clausen explained there has been no discussion concerning online learning because it has not been an issue for stakeholders. A comment was raised that as more UW students are taking online courses, and as classrooms are being “flipped”, there has been a shift in demand for campus amenities. Discussion ensued about creating space that appeals to students and faculty to encourage informal interaction.

Discussion moved to building density and building height. Several factors play into density issues, such as:

- Key corridors
- Key nodes or gateways
- Even distribution of development
- Density gradient

Concern was raised about the size of sidewalks in west campus. A comment was raised stressing the importance of removing obstructions on sidewalks.

Clausen discussed various uses when reviewing west campus planning, such as:

- Academic
- Science/research
- Administrative
- Housing
- Retail/services/amenities
- Collaboration/partnerships
- Recreation
- Associate private industry
- Parking
- Utilities
- Arts

Additionally, planning has to take into consideration not just the type of space but how to organize its use, such as being opportunistic, creating distinct zones or precincts, or being highly integrated. Additionally, landscaping can differ depending on planning goals such as creating a central square or urban gardens. UW will also have to take into consideration circulation and access such as streets, transit and parking. Finally, west campus planning must take into consideration enabling projects, such as a bellwether building (SLU Discovery Center, Seattle), catalytic landscaping (the High Line, New York City), or tactical/temporary urbanism (the Poppy Field Installation, Montreal).

Clausen and Barnes explained they will come back to the council in October to discuss new planning scenarios that are developed over the summer.

5) Adjourn

The meeting was adjourned by Chair Christie at 11:30 a.m.

Minutes by Grayson Court, Faculty Council Support Analyst, gcourt@uw.edu

Present: **Faculty:** Christie (Chair), Balick, Gates, Mescher, Ozubko
Ex-Officio Reps: Zuchowski
Guests: Rebecca Barnes (University Architect), Caitlyn Clauson (Project Manager for Mahlum Architects, Inc.)

Absent: **Faculty:** Proksch
Ex-Officio Reps: Byrne, Goldblatt
President's Designee: Kennedy